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FINAL HOUSING ELEMENT OF THE GENERAL PLAN

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CITY OF BREA

August 1991

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.	
INTRODUCTION	
BACKGROUND _____	1-1
PURPOSE OF THE ELEMENT _____	1-1
AUTHORIZATION _____	1-4
REVIEW BY STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT _____	1-5
RELATIONSHIP TO OTHER ELEMENTS _____	1-6
PUBLIC PARTICIPATION _____	1-6
2.	
PROGRESS REPORT	
INTRODUCTION _____	2-1
ELEMENT EFFECTIVENESS/RESULTS _____	2-1
PROGRESS IN IMPLEMENTATION _____	2-4
APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES _____	2-4
ANNUAL PROGRESS REPORT _____	2-5
3.	
HOUSING NEEDS ASSESSMENT	
INTRODUCTION _____	3-1
HOUSING STOCK CONDITION _____	3-2
Introduction _____	3-2
Assessment _____	3-2
Housing Condition Surveys _____	3-5
EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS _____	3-8
Introduction _____	3-8
Housing Assistance Needs _____	3-9
Special Housing Needs _____	3-10
Summary and Conclusions _____	3-20
PROJECTED HOUSING NEEDS _____	3-22
Introduction _____	3-22
Population and Employment Trends Analysis _____	3-22
Share of Regional Housing Need _____	3-24
ENERGY CONSERVATION IN NEW DEVELOPMENT _____	3-28

4.

RESOURCES AND CONSTRAINTS

INTRODUCTION	4-1
INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT	4-1
Residential Land Suitability Criteria	4-1
Vacant Land Suitable for Residential Development	4-2
Redevelopment Areas	4-3
PUBLIC SERVICES AND FACILITIES	4-4
GOVERNMENTAL CONSTRAINTS AND RESOURCES	4-4
Land Use Controls	4-4
Building Codes and Enforcement	4-7
Residential Site Improvements	4-7
Permit Processing	4-8
Fees	4-8
Low and Moderate Income Housing Fund	4-10
ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS	4-11
Financing Cost Trends	4-11
Land Prices	4-12
Construction Costs	4-12
New Home/Resale Market	4-13
Apartment Housing Costs	4-14
Mobile Home Housing	4-14
Affordable Housing Costs	4-15

5.

GOALS, POLICIES AND OBJECTIVES

INTRODUCTION	5-1
GOALS AND POLICIES	5-1
OBJECTIVES	5-2

6.

HOUSING PROGRAM

INTRODUCTION	6-1
CONSERVING EXISTING AFFORDABLE HOUSING	6-1
Uniform Building Code	6-6
Housing Rehabilitation Program	6-6
Condominium Conversion Regulations	6-6
Continued Housing Affordability Requirements	6-7

6.
HOUSING PROGRAM (CONTINUED)

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING	6-8
Affordable Housing Fund/Affordable Housing Strategy	6-8
Redevelopment Agency Programs	6-9
Housing Trust Fund -- Phase 1	6-13
PROVISION OF ADEQUATE HOUSING SITES	6-15
Assuring a Variety of Housing Types	6-18
Market and Land Use Study	6-18
Density Bonus Housing Units	6-19
REMOVE GOVERNMENTAL CONSTRAINTS	6-22
Land Use Controls and Development Standards	6-22
Financing Recommendations	6-22
Creative Housing Alternatives Recommendations	6-23
Implementation Recommendations	6-23
EQUAL HOUSING OPPORTUNITY	6-24

7.
INTERNAL CONSISTENCY

GENERAL PLAN ELEMENTS	7-1
INTERNAL CONSISTENCY DEFINED	7-1
Equal Status Among General Plan Elements	7-1
Consistency Among the Elements (Inter-Element Consistency)	7-1
Consistency Within an Element (Intra-Element Consistency)	7-1
Area Plan Consistency	7-2
Text and Diagram Consistency	7-2
LAND USE ELEMENT	7-2
CIRCULATION ELEMENT	7-2
OPEN SPACE/CONSERVATION ELEMENT	7-3
SAFETY ELEMENT	7-3
NOISE ELEMENT	7-3
PARKS-RECREATION ELEMENT	7-3

TECHNICAL APPENDICES

APPENDIX A -- 1980 Census of Population and Housing: STF-4 Cross Tabulation Data

APPENDIX B -- Fee Schedule

APPENDIX C -- Apartment and Mobilehome Park Surveys

APPENDIX D -- Housing Rehabilitation Program

APPENDIX E -- Affordable Housing Strategies -- Program Elements

APPENDIX F -- Housing Trust Fund Sources

APPENDIX G -- Vacant Land Inventory

LIST OF CHARTS

CHART	PAGE
1. Zone Changes, Specific Plan Amendments and Other Actions Impacting the Housing Stock -- 1986 to 1989	2-3
2. Composition of the Housing Stock -- January 1989	3-3
3. Residential Land Use Controls	4-5
4. Housing Types Permitted by Zone District	4-6
5. Housing Goals, Policies & Programs	5-5
6. Housing Program Description -- Mid-1989 to Mid-1994	6-2
7. Summary Review of City of Brea HTF Revenue Options	6-16

LIST OF EXHIBITS

EXHIBIT	PAGE
1. Detail of Priority Target Area	3-7

LIST OF TABLES

TABLE	PAGE
1. Composition of the Housing Stock: January 1989	3-2
2. Changes in the Housing Stock -- 1984-1989	3-4
3. Survey of Housing Conditions -- 1984	3-5
4. Condition of the Housing Stock by Sub-Area and Quality -- 1984 to 1989	3-6
5. Existing Housing Need by Income and Tenure -- 1988	3-9
6. Status of Female Persons -- 1989	3-17
7. Household Size -- 1989	3-18
8. Population Trends -- 1980 to 1989	3-23
9. Regional Housing Needs Assessment -- July 1988 to June 1994	3-27
10. Approximate Development Processing Time -- 1989	4-8
11. Development Cost for Housing Prototypes	4-9
12. Affordable Housing Sales Prices	4-13
13. Inventory of Apartment Housing By Bedroom Size -- 1989	4-14
14. Affordable Housing Costs	4-17
15. Household Income Targeting	6-10
16. Affordable Housing Expense By Family Income	6-11

1.
INTRODUCTION

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The Housing Element is one of seven required elements which are included in the Brea Comprehensive General Plan. The Brea Housing Element, pursuant to State law, must respond to four major issues:

- ### PURPOSE OF THE ELEMENT

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

"(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."

"(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

"(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

The Brea Housing Element is organized to present information according to the six principal topics listed below:

1. Progress Report (Section 2)
2. Housing Needs Assessment (Section 3)
3. Inventory of Resources and Constraints (Section 4)
4. Statement of Goals, Objectives and Policies (Section 5)
5. Five-Year Housing Program (Section 6)
6. Internal Consistency (Section 7)

Section 2 is a "progress report" on the implementation of Brea's 1986 Housing Element and consists of:

1. Element effectiveness/results
2. Progress in implementation
3. Appropriateness of goals, objectives and policies

Section 3 is the assessment of housing needs which includes an analysis of the following factors:

1. Condition of the existing housing stock
2. Housing costs in relation to ability to pay
3. Housing needs of special groups
4. Population and employment trends and projections
5. Share of regional housing needs

Section 4 is the inventory of resources and constraints which includes an assessment of the factors listed below.

1. Land supply: residential acreage; availability of suitable residential sites
2. Availability and capacity of local public services and facilities
3. Residential land use and zoning controls
4. Building codes and enforcement
5. Site improvement requirements
6. Fees and other exactions required of residential developments
7. Local processing and permit procedures
8. Utilization of State and Federal housing programs
9. Land costs
10. Construction costs
11. Availability of financing

Section 5 consists of:

1. Statement of Brea's housing goals.
2. Quantified objectives for the maintenance, improvement and development of housing.
3. Housing policies.

Section 6 is the 5-year Housing Program which consists of implementing actions relative to:

1. Land use controls.
2. Regulatory concessions.
3. Federal and State subsidy programs.

AUTHORIZATION

As noted earlier, housing elements were mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (D/HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed the D/HCD's role from "review and approval" to one of "review and comment" on local housing elements.

Article 10.6 requires an update of the housing element every five years. After adoption by the Brea City Council, another revised element is mandated by 1994. By that time, much of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1994 Brea Housing Element also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

- Public hearings with the Planning Commission and City Council.
- Availability of the Brea Draft Housing Element at public places such as the library and Chamber of Commerce.
- Extensive discussions with community organizations including Chamber of Commerce, service clubs, ministerial associations and homeowners associations.

2.

PROGRESS REPORT

INTRODUCTION

Section 65588(a) provides that each community shall review its housing element as frequently as appropriate, but at least once every five years. Such a review, according to State Department of Housing and Community Development focuses on:

- √ Effectiveness of the element (Section 65588 [a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- √ Progress in implementation (Section 65583 [a][3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- √ Appropriateness of goals, objectives and policies (Section 65588 [a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

ELEMENT EFFECTIVENESS/RESULTS

The City's current Housing Element was adopted in 1986. Between 1986 and 1989, the following quantified results have been attained:

- √ 38 housing units have been rehabilitated.
- √ 127 rental-assisted units have been committed.
- √ 411 housing units have been constructed.

The City's "rental assistance program" from 1986 to 1989 consisted of:

1. Town and Country (700 Block of North Brea Boulevard)
 - 20% (24 dwelling units) are available to low/moderate income tenants;
 - Rental apartment complex.

2. Heritage Plaza Senior Apartments
 - \$100 rental subsidy is available to the tenants of 35 dwelling units;
 - Starting date: May 1989.
3. Brea Woods Senior Housing
 - \$100 rental subsidy is available to tenants of 49 dwelling units. Current projected rental rate is \$568/month.
4. Orange Villa — Proposed Senior Project (double occupancy)
 - 9 dwelling units are rented at \$650/month;
 - \$100 rental subsidy will be available to tenants of 9 additional dwelling units.

Several community planning activities were completed during the 1986-89 time period to facilitate the production of housing in Brea. These are summarized in Chart 1.

CHART 1
CITY OF BREA: ZONE CHANGES, SPECIFIC PLAN AMENDMENTS
AND OTHER ACTIONS IMPACTING THE HOUSING STOCK
1986 TO 1989

PROJECT	YEAR	IMPACT
Brea Town Plaza Specific Plan (BTPSP)	1986	Streamlined project processing to expedite implementation of the BTPSP; changed residential zones to general categories (i.e., low, medium and high density) to allow flexibility in residential product type and design.
J.M. Peters Single-Family Residential Subdivision	1986	Added 79 acres of unincorporated, undeveloped land to the City; added 121 single-family units to Brea's housing stock.
Amber Hill I, Tract 12743	1987	Added 20 acres of unincorporated, undeveloped land to the City; added 78 single-family units to Brea's housing stock.
Shea Zone Change 87-2 (Senior Housing)	1987	Zone change from CG to R3 (PD) to allow development of 139 rental units.
Zoning Code — Text Amendment	1988	Increased maximum dwelling units per acre from 9.68 to 12 within R2 zone.
BTPSP Amendment 89-1	1989	Down-zoning from High Density to Low Density Residential; allows development of 100 dwelling units within a 9-acre area bound by Laurel, Redwood and Ash; previous zoning allowed up to 270 dwellings with subterranean parking. Moreover, it preserved some of the City's most affordable units, particularly single-family dwellings.

PROGRESS IN IMPLEMENTATION

The City's 1986 Housing Element established the following numerical objectives:

- Rehabilitation of 75 housing units.
- Address at least 20% of the lower income renter housing assistance needs.
- Produce 1,500 to 1,800 new housing units over a 5-year period.
- Assist 100 moderate income households to attain home ownership.

About 50% of the rehabilitation objective was met in the span of three years. Therefore, the progress was significant and met, in effect, the 1986 Housing Element's planned objectives. The housing production objective was less successful (411 dwellings in 3 years). This less than successful progress was due to the economic downturn and the extreme scarcity of buildable land within the corporate boundaries. As noted in Chart 1, 99 acres of unincorporated land were annexed to the City to enlarge the inventory of available land. In addition, the Town Plaza Specific Plan was prepared and adopted to streamline the development process in this part of Brea.

With regard to housing assistance, 127 housing units were committed in new rental developments. This level of achievement is significant given the relative low rate of housing production in the City during the 1986 to 1989 time period. There were, however, no affordable housing units approved, developed or assisted for moderate income households.

APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

The updated Housing Element builds upon the foundation provided by the goals, objectives and policies of the 1986 Housing Element. The 1989 Housing Element focuses, though, on the following:

1. Continuation of rehabilitation programs financially supported by the Community Development Block Grant Program.
2. Implementation of the Towne Plaza Specific Plan Goals.

3. Implementation of the Redevelopment Project Area AB Goals.
4. Completion of the Comprehensive Market Area and Land Use Study.
5. Preparation of an Affordable Housing Strategy to guide the use of the Redevelopment Agency's 20% set-aside funds earmarked for the development of low and moderate income housing.
6. Expenditure of the 20% set-aside, Low and Moderate Housing Fund, on selected projects, as a means to facilitate the production of new affordable housing.
7. Completion in Phases of research on the establishment of a Housing Trust Fund to augment other resources available for the rehabilitation, preservation and production of affordable housing.
8. Facilitation of new construction on a few larger vacant sites and infill land.

ANNUAL PROGRESS REPORT

Government Code Section 65400 requires each city and county planning agency to provide an annual report to the legislative body on the status of the local general plan and progress in its implementation. Chapter 1441 of the Statutes of 1990 (SB 2274) added that this annual report must include "the (locality's) progress in meeting it's share of regional housing needs determined pursuant to section 65584.

Housing element law (Section 65588[a] and [b]) provides that housing element should be reviewed as frequently as appropriate, but not less often than every five years, and should be evaluated for, among other factors, "The progress of the city, county, or city and county in implementation of the housing element," and "The effectiveness of the housing element in attainment of the community's housing goals and objectives." The reports on progress toward meeting regional share would be appropriate to include in this part of the housing element.*

*State Department of Housing and Community Development, "Reporting Progress Toward Meeting Regional Housing Needs", (December 1990) page 5.

The following data present housing construction trends by annual time increments from July 1989 to March 1991:

July 1989 through June 1990

Permits issued for single family homes	36
Units completed — single family homes	8
Permits issued for multiple family apartments	7
(Total number of units)	50
Units completed — multiple family apartments	76

July 1990 through March 1991

Permits issued for single family homes	1
Units completed — single family homes	62
Permit issued for multiple family apartments	3
(Total number of units)	7
Units completed — multiple family apartments	52

3.
HOUSING NEEDS ASSESSMENT

INTRODUCTION

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need. (Section 65583 (a) (1) of the Government Code) (emphasis added).
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583 (a) (2)) (emphasis added).
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of households, and families and persons in need of emergency shelter. (Section 65583 (a) (7)) (emphasis added).
- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583 (a) (7)) (emphasis added).

With the foregoing in mind, the needs assessment is presented under the following four subject headings:

1. Housing Stock Condition;
2. Existing Housing Needs for All Income Levels;
 - ability to pay
 - overcrowding
 - special housing needs
3. Projected Housing Needs for All Income Levels;
 - population trends
 - employment trends
 - share of regional need
4. Energy Conservation in New Development.

Introduction

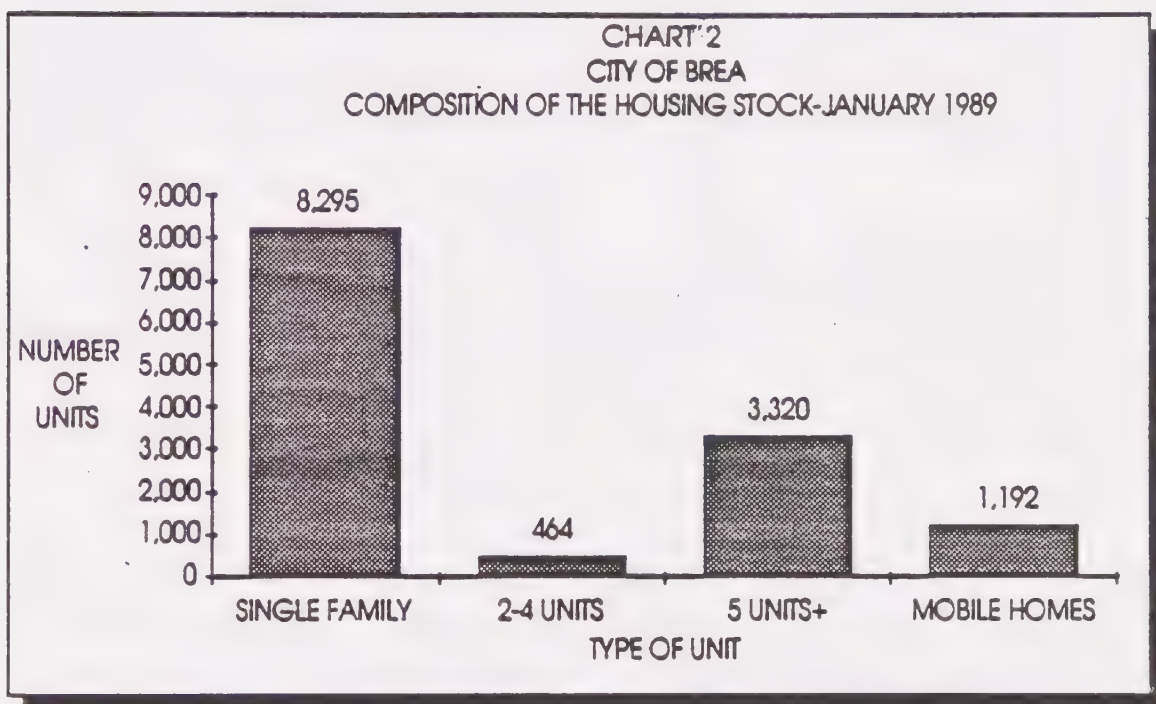
Assessment

As of January 1989, Brea had a housing stock comprised of 13,271 dwelling units and a population of 27,910. Most of Brea's housing units are single-family dwellings; the complete breakdown is listed below in Table 1 and illustrated by Chart 1.

TABLE 1
COMPOSITION OF THE HOUSING STOCK: JANUARY 1989

	<u>Number</u>	<u>Percent</u>
Single-Family	8,295	62.5%
2 to 4	464	3.5%
5+	3,320	25.0%
Mobile Home	<u>1,192</u>	<u>9.0%</u>
Total Units:	13,271	100.0%

Source: California State Department of Finance, January 1989.



In 1984, the City's housing inventory included 12,480 dwelling units. Between January 1984 and January 1989, the stock has increased by 2,068 dwellings. The gains by housing type are summarized below in Table 2.

TABLE 2
CHANGES IN THE HOUSING SUPPLY: 1984 - 1989

	<u>1984</u>	<u>1989</u>	<u>Change</u>	<u>Percent</u>
Single-Family	7,938	8,295	357	45.1%
2 - 4	462	464	2	.3%
5+	2,894	3,320	426	53.8%
Mobile	<u>1,186</u>	<u>1,192</u>	<u>6</u>	<u>.8%</u>
Total Units:	12,480	13,271	791	100.0%

Source: 1980 Federal Census of Population and State Department of Finance.

Brea is predominantly a community of owner-occupied single-family homes. The tenure distribution of the January 1989 housing inventory is estimated to contain 8,491 owner and 3,959 renter-occupied dwellings based on the owner-renter ratios existing at the time of the 1980 Census.

Housing Condition Surveys

Previous Housing Condition Surveys

An important indicator of the existing condition of the housing supply is the number of structurally substandard units, or units needing rehabilitation or replacement. While the majority of the housing units within the City are in relatively good condition, as the existing stock ages the number of housing units needing rehabilitation or replacement can be expected to increase.

In October 1984, a field survey on the condition of the housing stock was conducted in seven of nine areas of Central Brea to update an earlier survey conducted in 1979. These areas are located within the boundaries of the priority target areas for rehabilitation loans and grants. In both absolute and relative measures the condition of housing in Brea's oldest neighborhoods has improved as older, deteriorated structures were razed and eliminated from the inventory. At the same time formerly deteriorating dwellings had become upgraded to sound condition through their rehabilitation. The addition of new housing in specific sub-areas concurrently had served to increase the number and percentage of housing in sound condition.

Three general categories were used in both 1979 and 1984 to assess the condition of the housing stock. These three categories included:

- Sound — only slight defects or none at all.
- Deteriorating — not more than two intermediate or a single major defect but still providing safe and adequate shelter.
- Dilapidated — several intermediate defects or a critical defect plus extensive evidence of neglect or serious damage.

Table 3 presents the 1984 Survey of Housing Conditions:

TABLE 3 CITY OF BREA: SURVEY OF HOUSING CONDITIONS — 1984		
<u>Category</u>	<u>Number</u>	<u>Percentage</u>
Sound	879	73.6%
Deteriorating	235	19.7%
Dilapidated	81	6.7%
	1,195	100.0%

Source: 1984 Survey of Housing Conditions conducted by Castañeda & Associates.

1989 Survey of Housing Conditions

In June 1989, a survey of housing conditions was completed for two purposes: 1) to ascertain key indicators of housing stock condition at the neighborhood level; and 2) to provide data input to the City's Housing Element update. While the 1979, 1984 and 1989 surveys are not directly comparable, the major conclusions concerning housing condition are very similar:

- The vast majority of the housing inventory is in sound condition and well-maintained.
- The housing stock in deteriorating condition within certain areas of Central Brea has decreased greatly.
- Dilapidated housing has decreased moderately between 1984 and 1989.

Table 4 reports on changes to serious housing condition problems in Central Brea by sub-area. Exhibit 1 delineates the boundaries of each sub-area.

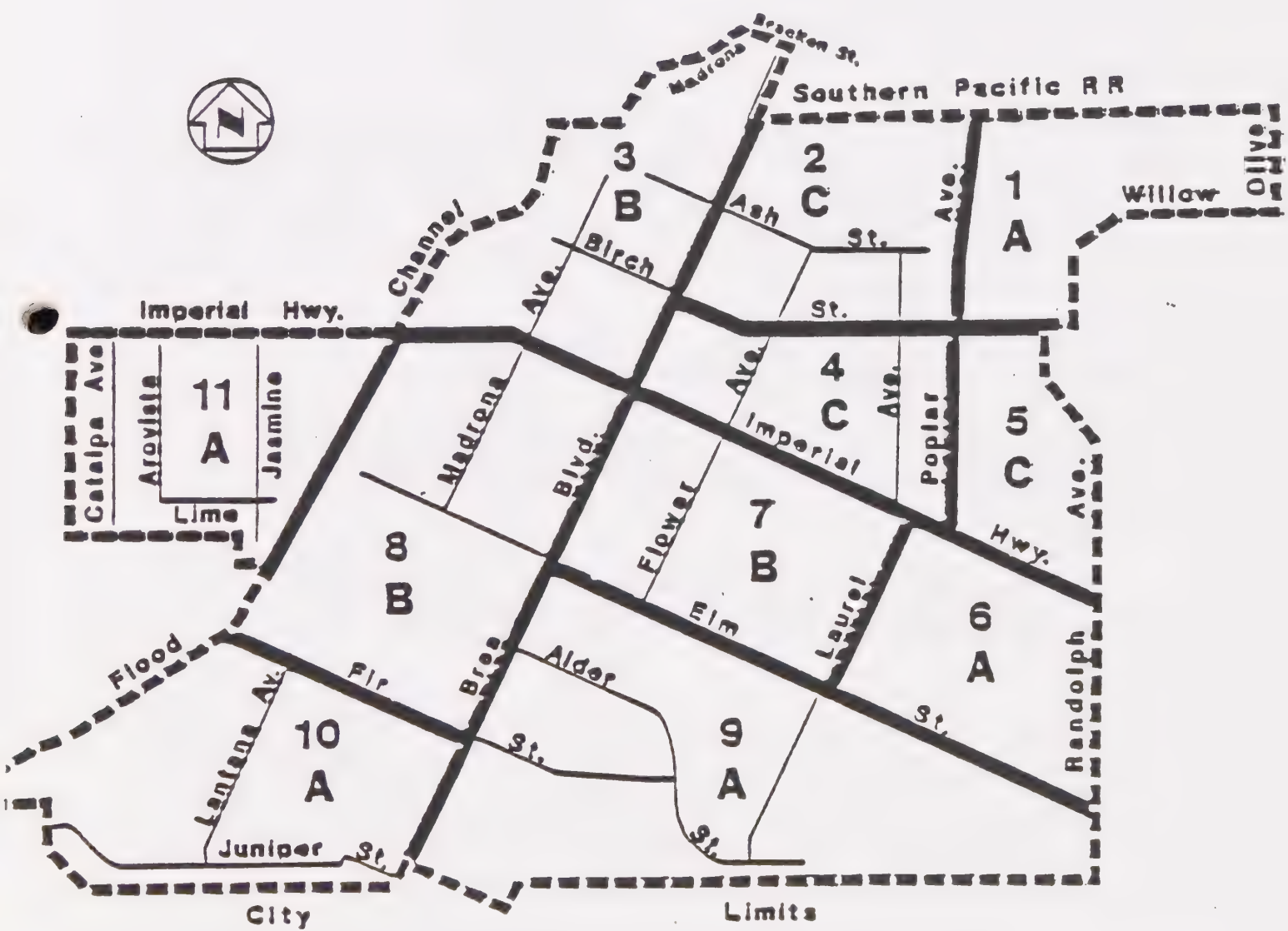
TABLE 4
CITY OF BREA
CONDITION OF THE HOUSING STOCK BY SUB-AREA
AND QUALITY — 1984 TO 1989

<u>Sub-Area</u>	<u>Housing Stock Condition</u>			
	<u>Deteriorating</u>		<u>Dilapidated</u>	
	<u>1984</u>	<u>1989</u>	<u>1984</u>	<u>1989</u>
2	25	15	10	17
3	48	19	33	19
4	49	35	10	10
5	43	5	15	7
6	3	5	0	0
7	39	10	2	2
8	29	12	11	7
Total:	236	101	81	62

Source: 1989 Housing Condition Survey conducted by Castañeda & Associates.

Detail of Priority Target Area

Numbers and letters designate sub-areas



The current estimates of housing improvement needs are summarized below:

- ✓ Rehabilitation Needs = 101
- ✓ Replacement Needs = 62

Given that the City's housing inventory as of January 1989 was 13,271 housing units, the community's housing improvement needs are relative low.

EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS

Introduction

The housing needs of current resident Brea households are presented in two ways:

- Housing assistance needs
- Special housing needs

An assessment of housing assistance needs includes the following:

Analysis and documentation of household characteristics, including level of payment compared to ability to pay ... (Section 65583 (a) (2)) (emphasis added)

... a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1)) (emphasis added)

Under present law, a housing element also must include an analysis of special housing needs. These needs refer to households having atypical characteristics — the handicapped, elderly, large families, farm workers, female head of households, and families and persons in need of homeless emergency shelter. Overcrowded households fall within the intent of the special housing needs analysis and must be included in the needs assessment.

Housing Assistance Needs

California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for estimating the existing and future needs, in quantifiable terms, for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model.

In the 1988 Regional Housing Needs Assessment (RHNA), existing need is defined as the number of resident lower income households paying 30% or more of their income for housing. According to the RHNA, there are 1,506 resident lower income households paying 30% or more of their income on housing costs. This number equals 12.1% of Brea's total resident households — 12,450 as of January 1989. The income and tenure distribution of these 1,506 lower income households is listed in Table 5.

TABLE 5
CITY OF BREA: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1988

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Very Low Income (0-50% of median income)	195	593	788
Low Income (50% - 80% of median income)	191	527	718
Total:	386	1,120	1,506

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988.

Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

“Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments.” *

1. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.

General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs. **

* State Department of Housing and Community Development, “Housing Element Questions and Answers,” (March 1984).

** The Center for Independent Living Inc., Berkeley and the Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

The Federal Rehabilitation Act of 1973, Section 104.3(j) defines a disabled person as "any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment". According to a county-wide needs assessment conducted by United Way in 1986, there are approximately 300,000 permanently disabled persons residing in Orange County. This equals a prevalence rate of 14%. The United Way was contacted to determine whether new data had been compiled since the 1986 survey. Population information regarding the handicapped has not been revised. The 1986 study contains the most recent data available.

The State Department of Rehabilitation estimates that there are approximately 230,000 Orange County residents who are physically disabled and 130,000 who are developmentally disabled. This Department was contacted to determine whether that agency maintains city specific data on handicapped persons. The State Department staff indicated that assumptions could not be made from their client base as it represents only a portion of the handicapped individuals in each community. The Rehabilitation Department provides vocational rehabilitation to disabled youths and adults. The client base changes frequently and their housing needs vary greatly, depending on the disability. That agency suggested a guideline of approximately 10% handicapped in any given population.

It is estimated that there are 1,294 handicapped households residing in Brea based on the following factors:

- Prevalence rate of 12% (mid-point of United Way and State rates, as reported below).
- January 1989 population estimate of 33,538 for Brea.
- Number of handicapped persons equals 4,024.
- Average household size of 2.69, as of January 1989.
- Therefore, there are 1,497 households with one member being handicapped.

The State Rehabilitation Institute was contacted regarding handicapped data. That agency provides out-patient rehabilitation and adult daycare. No data are kept on a city specific basis.

In 1988, the Dayle McIntosh Center for the Disabled conducted a county-wide needs assessment to determine the highest areas of concerns among persons with disabilities living in Orange County. Housing was rated the number two concern of the 33 separate issues ranked by respondents. The two most prevalent housing needs for persons with disabilities are *accessibility* and *affordability*, according to the Dayle McIntosh Center. Individuals who are mobility impaired usually need housing that can accommodate wheelchairs or have level entry ways and no interior or exterior stairs.

Staff of the Dayle McIntosh Center was contacted for additional information regarding housing needs of the handicapped. The staff contacted indicated that most of the Center's clients are recipients of Social Security Disability Insurance (SSDI). The majority are unable to work while some can work only part-time. Affordability is the greatest housing problem facing the handicapped, according to the DMC staff.

Another key concern is wheelchair accessibility. Legal requirements for handicapped access are fairly recent. Older housing, which is typically the only housing in handicapped person can afford, is not designed to accommodate a wheelchair. The Dayle McIntosh Center does not maintain data on the number of handicapped persons needs on a city specific basis. These factors can vary widely throughout the county.

The Center for Vocational Education for the Handicapped estimates that only one third of the adult disabled population is employed. A majority of Orange County's handicapped residents' income fall below 50% of the County's median income. As recipients of SSDI, many disabled persons receive fixed incomes that average \$620 per month, which places them at a disadvantage when faced with inflation and rising home costs. Since most disabled persons cannot qualify for home ownership, they are forced into the already crowded rental housing market.

Mention should also be made of the need for residential facilities to use persons who are unable to live independently or who need supervision or skilled nursing care. There is a shortage of congregate care facilities, board and care homes, and convalescent centers in Orange County. Age appropriate placement is seldom possible. This is particularly crucial to the aging parents of adult disabled children or to newly disabled individuals who have not acquired the skills to maintain an independent lifestyle.

2. Elderly Households

As of January 1989, it is estimated that there are 2,079 persons 65 years plus residing in Brea; this represents 6.2% of the total population. Based on an average household size of 1.66 for senior households, there are an estimated 1,252 households with a head 65 or more years of age. It is likely that the tenure distribution is closer to a 50/50 owner/renter split than it was in 1980 when 72% of all senior households were homeowners. The growth in senior renter households during the past decade probably means that they now constitute a larger proportion of existing resident households with housing assistance needs.

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 Census, there were 1,721 persons who were 65 years of age or older which represented 6.2% of Brea's total population. The list below reports on the age distribution of all persons 65 years + old in 1980:

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
65-69	268	327	595	34.6%
70-74	149	220	369	21.4%
75-79	159	303	462	26.8%
80-84	50	110	160	9.3%
85+	<u>47</u>	<u>88</u>	<u>135</u>	<u>7.9%</u>
	673	1,048	1,721	100.0%

The majority of the senior citizens are women; a female to male ratio of 1.56:1 exists among Brea's seniors. About 24% of Brea's senior population lived alone, according to the 1980 Census.

Most of the seniors are not in the labor force and earning an income as illustrated by the statistics below:

	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
Seniors in the labor force:	158	79	237	13.8%
Seniors not in labor force:	<u>515</u>	<u>962</u>	<u>1,477</u>	<u>86.2%</u>
673	1,041	1,714	100.0%	

The mean incomes for households in various age brackets is available from the 1980 Census and are listed below:

<u>Age of Householder</u>	<u>Mean Income</u>
65+	\$19,884
45-64	\$35,034
25-44	\$30,581
<u>15-24</u>	<u>\$19,321</u>
Total Households:	\$30,815

In 1980, there were 64 persons 65 years and older whose annual income was below the official poverty level. Another housing need indicator is tenure; of the City's 1,034 senior households 71.6% were owners and 28.4% were renters. An estimated 41% of all senior households lived alone.

Tenure and income have a great influence on the housing needs of Brea's seniors. As noted above, most of the City's seniors reside in owner-occupied housing which means that Federal financial assistance programs are unavailable to these households. The monthly owner housing costs of seniors, according to the 1980 Census, are listed on the following page.

	<u>Number of Households</u>	<u>Percent</u>
Less than \$100	297	40.1%
\$100-199	211	28.5%
\$ 200-299	147	19.9%
\$ 300 +	<u>85</u>	<u>11.5%</u>
	740	100.0%

The majority of senior owner households had monthly housing costs of less than \$200 in 1980, among the lowest of all households. While some of these seniors may need financial assistance, owner households typically are ineligible for housing cost subsidies in their existing housing.

About 29% of all owner seniors households resided in homes that were 30 years old or more in 1980. Some of these households probably could benefit from Brea's home rehabilitation programs.

Rental assistance to reduce housing costs is of value to current, as well as future senior, renter households. In 1980, there were 294 senior renter households. Additional rental assistance resources would benefit the balance of senior households that are overpaying and other elderly persons that may desire to shift tenure.

A drawback of the above analysis is that the data are from the 1980 Census and the extent of in- and out-migration by seniors during the past nine years is unknown. Another consideration is the difference in size between the 55-64 (N = 2,419) and 65+ year age groups (N = 1,721) in 1980. Most of the population in the 55-64 age group now would be 65 years or older. Thus, it is possible that the City has more seniors than nine years ago when the Census was taken.

3. Overcrowded Households

Overcrowding is one result of the shortage of space. The most often-used indicator of overcrowding relates the number of rooms and persons in a housing unit. In fact, the overcrowding indicator cited by the 1977 Housing Element Guidelines is "...the number of housing units with 1.01 or more persons per room." An "overcrowded" housing unit, however, does not infer inadequate physical condition; rather, with fewer persons it becomes "uncrowded."

Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is more appropriately considered a household characteristic (instead of a housing condition) and falls within the meaning of special housing needs much as large families are so considered. Overcrowding also may be a temporary phenomena since some households will move to larger housing units to meet space requirements.

In both 1970 and 1980, the Federal Census assembled data on the number of persons per room. In 1970 Brea had 293 housing units occupied by households having 1.01 or more persons per room. This number of overcrowded households amounted to 5.6% of all the households living in Brea at that time. By 1980 the number of overcrowded households had increased to only 325 households. Because of the gain in total households during the decade, the rate of overcrowding declined from 5.6% to 3.3%. Overcrowding estimates for 1989 are presented on the next page (1980 percentages applied to 1990 figures).

	<u>Owner</u>	<u>Renter</u>
1.01-1.50 persons per room	126	107
1.51+ persons per room	49	128
	175	235

Severe overcrowding is measured by the number of households with 1.51+ persons per room. Almost 43% of all overcrowded households fall in this category.

4. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. Estimates of the housing assistance needs of farm workers were developed by the Southern California Association of Governments in 1983. These estimates indicated that there were 24 resident farm worker households with housing assistance needs. Thus, farmworker households constitute a small percentage of the City's total households with assistance needs in 1983. Because of the gradual suburbanization of Brea between 1983-89 the number of farmworker households is not expected to be greater than 24.

There were 157 Brea residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farmworker households. Of the 157 workers, 120 were employed in "related agriculture" and 28 as "farm managers".

5. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. The 1989 number of female head of households is estimated to be 2,739 (based on the percentage existing as of the 1980 Census).

Estimates for 1989 on the status of all female persons 15 years or older are shown in Table 6.

TABLE 6
CITY OF BREA: STATUS OF FEMALE PERSONS — 1989

	<u>Number</u>	<u>Percent</u>
Single female	3,497	20.9%
Married female	10,173	60.8%
Divorced/separated	1,489	8.9%
Widowed	<u>1,573</u>	<u>9.4%</u>
	16,732	100.0%

Source: 1989 DOF population estimates. 1980 Federal Census of Population and Housing data on male/female ratios and proportion of all females 15+ years old.

The majority of female households (82%) were in the labor force as of the 1980 Census. The median family income of female householders is compared to other householders below:

	<u>Married Couple Family</u>	<u>Male House- holder No No Wife Family</u>	<u>Female House- holder No Husband Family</u>
With Children <6 yrs.	\$26,488	\$22,857	\$12,303
With Children 6-17 yrs.	\$35,108	\$24,750	\$14,700
Without Own Children	\$28,549	\$31,500	\$20,870

6. Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1980 Federal Census. That data, now nine years old, indicates that 13.3% of the City's total households had five or more persons. If this same ratio were applied to all the City's current number of households, there would be about 1,655 large-family households residing in Brea as of January 1989.

TABLE 7
CITY OF BREA: HOUSEHOLD SIZE — 1989

<u>Number of Persons in Household</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
1	2,390	19.2%
2	3,922	31.5%
3	2,179	17.5%
4	2,304	18.5%
5+	<u>1,655</u>	<u>13.3%</u>
	12,450	100.0%

Source: 1980 Federal Census of Population and Housing.

Most of the 1,655 large-family households are owners (based on the owner-renter propensities evident in the 1980 Census). About 1,357 or 82%, of the large family households are estimated to reside in owner occupied housing.

7. Homeless/Emergency Shelter

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element.

Estimates of homeless persons and families are difficult to compute in the manner specified for community housing elements. Recent amendments to housing element law require local governments to plan for the provision of homeless shelters and transitional housing. As stated above, the housing element law was expanded to require the quantification of the homeless population and an analysis of the needs of those seeking emergency shelter and transitional housing.

According to the State Department of Housing and Community Development, an element should include an estimate or count of the daily average number of those seeking emergency shelter and transitional housing and, if possible, the number of single males, single females, mentally ill, or any other categories which influence the type of program response needed. The housing element, according to the State, also should identify adequate sites to provide emergency shelter and transitional housing to meet identified need.

The Police Department indicated they had no knowledge of any homeless persons residing in the City. Record keeping by the Community Services Department indicates that 30 homeless persons are assisted annually in the City. The assistance provided these homeless persons and families include lodging, transportation, food and clothing. The services are provided on a cooperative basis with the Salvation Army. Lodging for women and children and families is furnished by a voucher system at motels located within the City. Given the low annual number of persons requiring assistance in Brea, there is not an evident need for constructing a shelter for emergency housing accommodations. An increase in "emergency shelter" needs could be accommodated by an increase in the vouchers issued for temporary lodging in the City.

The Community Services Department also refers homeless persons to available shelters in Orange County, primarily in Santa Ana. These facilities include: Hospitality House; Brothers of Charity; Christian Temporary Housing; and Christian Outreach Mission.

Brea also contributes to the Homeless Shelter Program, which provides emergency shelter in armories during cold or rainy weather. Funds from Brea are used to support this program at the armories in Santa Ana and Fullerton. Brea contributed \$9,000 in 1990 and \$7,000 in 1991.

The following need groups have been analyzed in the previous pages:

- These households are in need of rental assistance to reduce housing costs below 30% of their income. Some of these households also may reside in structures having a range of improvement needs.

- Some of households are paying more for housing than they can afford for their housing costs. The major needs of this household group includes affordable and accessible existing housing units.

- Seniors comprise about 6% of the City's population. Some of the seniors need rental assistance to reduce their housing costs and still others need new housing more suited to their needs. Senior homeowners would benefit from the City housing rehabilitation program.

4. Overcrowded Households: 410 households; 43%/57% owner-renter distribution.

Overcrowding is not a severe problem in Brea. Overcrowding is used as a "solution" to high housing costs. The basic needs of this group are typically "more space" and reduced housing costs.

5. Farm Worker Households: 24 resident households.

The number of farm worker households is very small in Brea. There is no need for new permanent farm worker housing.

6. Female Head of Households

About 22% (2,739) of all the City's households are headed by females. Some of these are included in the number of lower income households that are overpaying; therefore, rental assistance needs as well as homeownership programs could be of value to these households.

7. Large Families: 1,655 households; 82%/18% owner-renter distribution.

About 13% of all the City's households are large families (5+ persons). The number of large families is more than the number of overcrowded households. Still, some large families may need rental housing with more bedrooms and financial assistance to reduce housing costs.

8. Homeless

Very few persons and families are estimated to be homeless. Referral services and funding for services are provided by Brea.

[illegible]

Introduction

This section of the Housing Element discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need."

Population and Employment Trends Analysis

Between April 1980 and January 1989, the population of Brea increased from 27,910 to 33,538. Table 9 summarizes the population trends since 1980. The largest annual population increases occurred in 1981 (N = 2,240 persons) and 1982 (N = 1,100 persons).

Long-range employment projections are subject to several variables, particularly future land use decisions, character of office and light industrial growth and labor intensity ratios (e.g., number of workers per 1,000 square feet). It is necessary to revise official job forecasts as the assumptions under which they are developed are changed. For illustrative purposes, the most recent projections of the County of Orange Forecast and Analysis Center (FAC) are discussed. In 1984, there were an estimated 16,400 jobs in east and west Brea, according to the FAC. Brea's jobs are projected to increase to 30,000 by 2010 for a net increase of 13,600. Some of these new jobs will induce a demand for new housing.

TABLE 8
CITY OF BREA: POPULATION TRENDS — 1980 TO 1989

<u>Year</u>	<u>Population</u>	<u>Incremental Increase</u>	<u>Cumulative Increase</u>
1980	27,910	—	—
1981	30,150	2,240	—
1982	31,250	1,100	3,340
1983	31,600	350	3,690
1984	32,000	400	4,090
1985	32,400	400	4,490
1986	32,900	500	4,990
1987	33,100	200	5,190
1988	32,700	-400	4,790
1989	33,538	838	5,628

Source: U.S. Census of Population and Housing, April 1980
 State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1988, (as of January 1 each year)

Table construction by Castañeda & Associates.

Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the state housing element law, must seek to avoid further “impaction” of jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, “. . . a locality’s share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction’s general plan.” (Section 65584 (a)). In addition, according to that same section, “Each locality’s share shall be determined by the appropriate councils of government consistent with the criteria “ set forth by the State Department of Housing and Community Development. In the case of Brea, this appropriate council is SCAG.

Southern California Association of Governments (SCAG) Criteria

Definition of Need

"Future Need" is defined as the number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994 in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of State Income Levels

Four income levels are identified in state law that must be considered in the Future Need calculations. These are:

- "Very Low" — less than 50% of the Orange County median income
- "Low" — 50% - 80% of the Orange County median income
- "Moderate" — 80% - 120% of the Orange County median income
- "High" — more than 120% of the Orange County median income

According to SCAG:*

"Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied." (emphasis added)

* *Southern California Association of Governments, Draft 1988 Regional Housing Needs Assessment, March 1988, page 8.*

Avoidance of Impaction

The State housing law requires that in allocating future housing need by income level further "impaction," or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 RHNA deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

Use of RHNA Numbers

According to SCAG: *

"... there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State law."

Future Need

As explained earlier, future needs identifies the number of housing units (by income level) that should be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994. In addition, "the State HCD has pointed out to SCAG that localities must account in their Housing Elements for the Future Needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need . . . "

* *Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.*

Table 9 indicates the projected housing needs through mid-year 1994. ~~The projections indicate a need for 1,078 market rate housing units during the planning period.~~ In addition, the RHNA forecasts a need for 522 housing units for very low- and low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

TABLE 9
CITY OF BREA: REGIONAL HOUSING NEEDS ASSESSMENT
JULY 1988 TO JUNE 1994

<u>Income Level</u>	<u>Number</u>	<u>Percentage Distribution</u>
Very Low	237	14.8%
Low	285	17.8%
Moderate	362	22.6%
High	716	44.8%
Total:		100.0%

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988, as amended by SCAG Memorandum to Executive Committee dated December 15, 1988

Components of housing need:

- Household growth = 1,372
- Vacancy adjustment = 116
- Demolition adjustment = 112

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

“Analysis of opportunities for energy conservation with respect to residential development.” (Section 65583 (a) (7)).

3-28

4. RESOURCES AND CONSTRAINTS

INTRODUCTION

This section of the Housing Element provides an inventory of resources and constraints pertaining to housing needs. Under Article 10.6 of the Governmental Code resources and constraints are defined as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. (emphasis added)
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (emphasis added)
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction. (emphasis added)

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Residential Land Suitability Criteria

In October 1987, an interpretation of the State Attorney General provided insight on how Councils of Government such as SCAG, must determine a locality's share of regional housing need. The question posed to the Attorney General by Senator Roberti was as follows:

Must the availability of suitable housing sites be considered based upon the existing zoning ordinances and land use restrictions of the locality or based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions. (emphasis added).

The Attorney General's opinion* in regard to this important question is as follows:

"We find no indication in Section 65584 that current zoning ordinances and land use restrictions are to limit the factor of "the availability of suitable sites." A housing site would be unsuitable based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The planning process of Sections 65583 and 65584 contemplates an identification of adequate sites that could be made available through different policies and development standards. Existing zoning policies would be only one aspect of the "available data" upon which the factor of the "the availability of suitable sites" is to be considered under Section 65584.

... We conclude that a council of governments must consider the availability of suitable housing sites based not only upon the existing zoning ordinances and land use restrictions of the locality but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions when determining a locality's share of the regional housing needs."

Vacant Land Suitable for Residential Development

Vacant land appropriate for residential development is comprised of the following:

<u>Acres</u>	<u>Zoning</u>	<u>Dwelling Unit Capacities</u>
.15	R-1, Single Family	1
2.08	Town Plaza Specific Plan, Low Density	13
5.89	Town Plaza Specific Plan, High Density	118
22.0	R-2, Multi-Family	264
18.0	R-3, Multi-Family	<u>360</u>
		756

In addition, to the unbuilt upon residential land, there also is some vacant commercial and industrial properties in the City. There are three (3) vacant commercial parcels comprising a total of 3.29 acres. Brea also has 14 vacant industrial parcels consisting of 73.41 acres. The complete vacant land inventory can be found in the Technical Appendices. Because of their location and surrounding land uses, none of the commercial or industrial sites are deemed appropriate for residential use.

CHART 3

CITY OF BREA: RESIDENTIAL LAND USE CONTROLS

Zone District	Housing Types		Minimum Lot Area	Maximum Building Coverage	Minimum Dwelling Unit Size	Parking Spaces	Residential Density
	Permitted	Conditional					
R11: Hillside Residential Zone	<ul style="list-style-type: none"> • Single-family dwellings • Mobile homes • Renting of not more than 3 rooms or the providing of board for not more than 3 persons 	<ul style="list-style-type: none"> • Townhouses & condominiums • Mobile home parks 	<ul style="list-style-type: none"> • Cluster development -- 6,000 sq. ft. • Estate development -- 20,000 sq. ft. 		<ul style="list-style-type: none"> • Split level/Cluster types: 1,800 sq. ft. • Split level/Estate types: 2,000 sq. ft. • Single-story: 2,300 sq. ft. 	<ul style="list-style-type: none"> • 2 covered spaces per dwelling unit • If streets are less than 28 ft., additional 1.5 spaces per dwelling unit 	<ul style="list-style-type: none"> • Average unit density is not greater than 1 unit per acre for areas included in a tentative map or final map
R11: Single-Family Residential Hillside Zone	<ul style="list-style-type: none"> • Single-family dwellings • Mobile homes • Renting of not more than 3 rooms or the providing of board for not more than 3 persons 	<ul style="list-style-type: none"> • Planned unit & cluster developments • Residential condominiums • Mobile home parks on parcels of not less than 10 acres 	<ul style="list-style-type: none"> • 2,000 sq. ft. plus depending on slope & frontage 	<ul style="list-style-type: none"> • 35% 	<ul style="list-style-type: none"> • 1,800 sq. ft. 	<ul style="list-style-type: none"> • 2 covered spaces per dwelling unit • If streets are less than 28 ft., additional 1.5 spaces per dwelling unit • 2.5 uncovered spaces per unit • Three or More Bedroom Units: 3 covered and .5 uncovered spaces per unit • All building sites containing 5 or more dwelling units must provide .2 guest spaces per dwelling unit in addition to other required parking • 38.6 dwelling units per gross acre 	<ul style="list-style-type: none"> • Varies depending on minimum lot area
C.O.D.: "Grand Old Brea" Zone	<ul style="list-style-type: none"> • Senior Citizen housing • Residential uses secondary to the operation of principal permitted uses 	<ul style="list-style-type: none"> • Not applicable 	<ul style="list-style-type: none"> • No minimum requirement 	<ul style="list-style-type: none"> • No minimum requirement 	<ul style="list-style-type: none"> • No minimum requirement 	<ul style="list-style-type: none"> • Determined by Site Plan Review 	<ul style="list-style-type: none"> • Not applicable

Standards for dwelling unit sizes establish opportunities for a diverse housing mix. The standards range from 450 square feet for a studio unit in the R-3 districts to 2,500 square feet (for a single-story unit) in the RH-Hillside residential zone. Multi-family housing in the R-2 district, has a minimum size requirement of 800 square feet. These standards, when viewed in the context of the entire community, offer a positive balance of home sizes.

There is a full range of housing types allowed in the six residential zones. Mobile homes are allowed in all the single-family districts. Rental housing is permitted in three multi-family districts. Mobile home parks are permitted in five residential districts by way of a conditional use permit process. Likewise, residential condominiums, through a conditional use permit, are permitted in all residential districts. Refer to Chart 4 for a summary explanation of housing types permitted by zone category.

CHART 4
HOUSING TYPES PERMITTED BY ZONE DISTRICT

<u>Housing Types Permitted</u>	<u>RH</u>	<u>R-1H</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>
Conventional Single Family	X	X	X	X	X
Cluster Single Family	—	0	—	—	—
Estate Single Family	X	X	—	—	—
Planned Unit Development	—	0	—	—	—
Residential Condominiums	0	—	0	0	0
Single Mobile Homes			—		
Mobile Home Parks	0	0	0	0	0
Two-Family	—	—	—	X	X
Multiple Family	—	—	—	X	X
Townhouses	0	—	—	X	X
Residential Care Facility	X	X	X	X	X
Boarding Houses	X	X	X	X	X
(3 Rooms or 3 Persons)					

X = Permitted

0 = Conditionally Permitted

- = Not Permitted

Source: City of Brea Zoning Ordinance, as Amended.

Conditional use permits for clustered housing, PUDs and condominiums are not intended to constrain the supply but to ensure that the planned use is compatible with surrounding and other nearby land uses. In the past decade the CUP process and zoning controls have not indirectly acted as a constraint by encouraging the development of any single-family housing in multi-family zones. The allowance of single-family housing in "less restrictive" multi-family zones is typical of the pyramid zoning concept utilized by most California cities. Finally, the vast majority (90%+) of all new housing built in the City since 1985 has been rental housing for seniors, large/small families, and unrelated individuals.

In the aggregate, land use controls shape and define the housing unit potential within a community. The City's existing residential land inventory that would serve to accommodate the City's "share of regional housing needs" include:

	<u>Vacant Land</u>	<u>Redevelopment Sites</u>	<u>Total</u>
Single Family	265	217	482
Multi-Family	<u>360</u>	<u>1,337</u>	<u>1,697</u>
	625	1,554	2,179

Building Codes and Enforcement

The City of Brea has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City may impose more stringent standards, it cannot adopt any which are below those of the UBC. No standards have been adopted above the minimum standards of the UBC.

Residential Site Improvements

Regulations and standards affecting residential site improvements are found mainly in the Subdivision Map Act. The exaction of requirements over and above the State standards are contingent upon individual site conditions. For example, the requirements for roadway widening include the installation of curbs, gutters and sidewalks. Another example is the construction of drainage improvements to correct site-specific conditions. Still another illustration is block walls which may be necessary to mitigate noise. There is, then, no single formula for computing the necessary or desirable site improvements which may be required by the City of Brea to enable residential development consistent with the objectives of protecting public health and safety.

Site improvements are typically determined by the conditions of approval for a specific project. However, "off-site" improvements are rarely imposed because the Redevelopment Agency's 20% set-aside has been expended on infrastructure improvements that have eliminated the need for improvements to be made by specific projects.

Permit Processing

When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. Table 10 indicates the governmental action which could be necessary for a housing project and attendant permit processing times.

TABLE 10
CITY OF BREA: APPROXIMATE DEVELOPMENT PROCESSING
TIME — 1989

<u>Process</u>	<u>Time¹</u>
General Plan Amendment	6 months
Zone Change	6 months
Tentative Tracts	2 months
Site Plan Review	3 months
Variance	3 months
Conditional Use Permit	4 months

- 1 Processing time estimates do not include environmental determinations. An EIR requirement could add four months to the project schedule. Processing time commences when applications are accepted as complete.

Source: Development Services Department.

Fees

Fees are collected by the City to defray the costs of permit processing, inspections, environmental impact determinations, and other administrative expenses. The fees are contained in the Technical Appendix and may be amended from time to time to continue to defray costs and such changes shall be done pursuant to State law. Table 11 shows the proportion that fees constitute of total development costs for multi-family developments. Fees constitute about 6% of the total development costs in MF developments based on recent experience in Brea.

TABLE 11
DEVELOPMENT COST FOR HOUSING PROTOTYPES
CITY OF BREA

	<u>2 Bedroom/2 Bath</u>	<u>3 Bedroom/2 Bath</u>
Unit Square Footage	850	1,050
Land Cost ¹	\$36,000	\$36,000
Hard Construction Cost ²	\$55,250	\$68,250
Processing and Development Fees:		
Park Fees ³	\$1,271	\$1,271
Sewer Fees ⁴	\$2,280	\$2,280
School Fees ⁵	\$1,326	\$1,638
Other ⁶	<u>\$1,972</u>	<u>\$1,972</u>
Subtotal:	\$6,849	\$7,161
Soft Costs ⁷	<u>\$12,420</u>	<u>\$15,082</u>
TOTAL DEVELOPMENT COST:	\$110,519	\$126,493

¹ Based on average density of 24 units per acre and average land cost for improved parcels of \$20 per square foot.

² Based on \$65 per square foot of building area per City of Brea experience.

³ Based on current City park fee for minimum density dwelling units of \$1,270.50.

⁴ Based on County of Orange sewer connection fee of \$2,280 per unit.

⁵ Based on \$1.56 per square foot of building area per school district formula.

⁶ Based on per unit average from four comparable multi-family projects in Brea: 227-246 S. Laurel (20 units), 140 N. Orange (12 units), 239-249 S. Redwood (15 units) and "Vista Del Plaza" (60 units). Other fees (Planning, Engineering, Building, Art) for these four developments totaled \$211,005 or \$1,972 per unit.

⁷ Assumed at 20% add-on to hard construction cost and development fees.

Source: City of Brea — ICBO Building Valuation; Local Developers and Builders; David Paul Rosen & Associates.

Low and Moderate Income Housing Fund

One of Brea's principal resources to facilitate the production of affordable housing is the Low and Moderate Income Housing or the "20% Set Aside" Fund. Health and Safety Code Section 33334.2 requires that for each redevelopment project, the redevelopment agency must expend 20% of the tax increment (i.e., property tax revenue generated from increases in property values in the project area after adoption of the redevelopment plan) be expended on "increasing and improving the community's supply of low and moderate-income housing." The Health and Safety Code authorizes a broad range of uses for the 20% Set Aside Fund including:

- Acquisition of land or buildings;
- Construction of buildings;
- On- or off-site improvements;
- Rehabilitation of buildings;
- Provision of subsidies for financing housing;
- Donate land;
- Finance insurance premiums;
- Maintain supply of mobilehomes; and
- Preserve affordable housing at risk of conversion to market rate housing.

The Housing Fund must be spent on housing which is "available at affordable housing cost" to persons and households whose incomes do not exceed the low and moderate income level. The maximum income level for low and moderate income is 120% of the area median income as established by the United States Department of Housing and Urban Development.

Redevelopment Project Area AB consists of approximately 2,200 acres of land, 950 acres of which are located within the downtown core area of the City, with the remaining acres being in the east and west industrial/office areas of the City. The downtown section of the project area is called the Brea Towne Plaza Specific Plan.

The Brea Redevelopment Agency Area AB sold \$58,430,000 of tax allocation subordinated bonds dated September 15, 1987. At the closing on October 6, 1987, the Agency received total net proceeds of \$45,658,151 of which \$36,526,520 was for the Capital Project Fund (80%) and \$9,131,631 was for the Low and Moderate Income Housing Fund (20%).

Redevelopment Project Area consists of 260 acres. The net proceeds of a recent bond sale resulted in \$1,741,621 for the low and moderate income housing fund.

ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Nongovernmental constraints consist of financing, land and construction costs. Usually, these factors are considered market conditions and also may include the prices and rents charged in the marketplace.

Financing Cost Trends

A survey was made of mortgage interest rates made available to qualifying borrowers as of June 1989. The rates quoted are on a 30-year, \$187,600 fixed rate mortgage. The eight banks included in the survey quoted rates ranging from a low of 10.37% to a high of 11.02%. The 28 savings and loans covered in the survey quoted rates ranging between 10.24% and 12.04%.

Currently, interest rates are most pertinent to Brea's resale market since there is limited new home sales activity. A review of the resale market, from the perspective of newspaper advertisements revealed a low quantity of housing units up for sale. Under these circumstances, the cost and availability of financing appears reasonable in the short-run and, hence, mortgage deficient areas are not a problem.

Brea consists of four census tracts in the developed part of the City and one census tract in the rural hillside portion. The most recent Mortgage Loan Disclosure Statements from three major financial institutions were collected for purposes of computing the mortgage loan activity for 1 to 4 family dwellings. The data, arrayed from low to high, is shown below:

<u>Census Tract</u>	<u>Number of Loans</u>
15.04	9
15.03	11
15.01	20
15.02	31
	71

These data reveal the availability of loans throughout the City.

Land Prices

This factor is most relevant to vacant land since in high demand areas land is, perhaps, the major component of new housing costs. Brea is unique because of its location and geographic extension, particularly the ownership of the three key larger vacant sites. The land costs of those sites (former school site; bypassed nursery site and Unocal re-use site) will in large measure be a function of the adopted planning proposals of the comprehensive economic and market land use study.

In the City's redevelopment project areas the Agency is involved in land acquisition. This active role affects the land costs related to new housing production. Nonetheless, one of the major functions of the Agency's role in the Towne Plaza area is to facilitate the production of new housing affordable to several economic segments. As shown in Table 11, the per unit land costs in MF projects is \$36,000 based on an average density of 24 units per acre and average land costs for improved parcels of \$20 per square foot. Thus, land costs constitute 30% to 35% of total per unit development costs.

Construction Costs

Trends in single-family construction costs are available for the period of January 1969 to October 1987. During this period the single-family home construction costs have increased nearly three-fold. A home that cost \$50,000 in 1969 would now cost \$135,000. These cost trends, which are monitored by the Marshall and Swift Company, and published quarterly by the Real Estate Research Council of Southern California, are issued with respect to a one-story three-bedroom, two bath, wood frame, single-family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet.

Apartment construction costs are available for the period of January 1976 to October 1987. During this time span, the apartment construction costs have more than doubled. An apartment building which in 1976 cost \$410,250 to construct would cost \$858,400 in 1987. The prototypical apartment building for the construction cost trends consist of 28 one- and two-bedrooms, laundry room and small lobby. The structure is of average quality and the costs do not include elevator, garages or site improvements. As noted in Table 11, per square foot costs in MF developments are estimated to be \$65.

New Home/Resale Market

These costs are most relevant to the new home and resale market. At this time, there is not an active new home market in Brea. Consequently, resale housing dominates the current housing market. To gain some insight on housing costs, a listing was made of the asking prices of existing homes as contained in newspaper advertisements:

\$155,000	\$257,500
\$159,900	\$270,500
\$165,000	\$279,000
\$168,900	\$330,000
\$198,000	\$342,000
\$224,500	\$345,000
\$225,000	\$365,000
\$245,000	\$400,000

These sales prices should be compared to the housing prices low and moderate income households can afford. These "affordable costs" are computed in Table 12. None of the housing units on the market in Brea as of June 1989 were within the economic means of low and moderate income households, as defined by State law.

TABLE 12
CITY OF BREA: AFFORDABLE HOUSING SALES PRICES

	<u>Lower Income</u>	<u>Moderate Income 1</u>	<u>Moderate Income 2</u>
% of Median Income (1)	80%	100%	120%
Annual Income	\$36,000	\$45,000	\$54,000
Monthly Income	\$3,000	\$3,750	\$4,500
Affordable Housing Payment (2)	\$900	\$1,125	\$1,350
Affordable Mortgage Loan (3)	\$90,000	\$110,000	\$132,000
<u>Estimated Housing Price</u>	<u>\$100,000</u>	<u>\$122,000</u>	<u>\$147,000</u>

(1) Median income estimated to be \$45,000.

(2) Based on 30% of monthly income.

(3) Based on 10% down payment on estimated sales prices and a 10.5% interest rate.

Source: Table computation by Castañeda & Associates.

Apartment Housing Costs

Rental housing is a vital component of Brea's existing stock. In both 1979 and 1984 comprehensive surveys of rental costs were conducted and have been updated in the 1989 Housing Element. Table 13 provides a summary of apartment housing in the City.

TABLE 13
INVENTORY OF APARTMENT HOUSING BY BEDROOM SIZE — 1989

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Percentage Distribution</u>	<u>Cumulative Percentage Distribution</u>
Studio	262	14.2%	—
1-Bedroom	868	47.2%	61.4%
2-Bedrooms	<u>708</u>	<u>38.6%</u>	100.0%
Total:	1,838	100.0%	

Source: June 1989 Apartment Housing Survey conducted by Castañeda & Associates.

Rents for studio units (excluding the Breal Project) were \$575 and \$585 per month. The one-bedroom units had monthly rents ranging from \$470 to \$650 (excluding the Breal Project). The two bedroom units had monthly rents of \$590 to \$900.

Mobile Home Housing

Data on mobile home housing has been tracked in 1979, 1984 and 1989. In the latter two periods, the surveys have reported a total of 926 spaces in five mobile home parks. On average, the monthly costs have increased by \$62 to \$130 per month during the past five years.

Affordable Housing Costs

Housing costs which are affordable to very low, low and moderate income persons and households influence the type and tenure of housing that may be supported by City and Agency resources. The costs directly relate to the amount which can be spent on monthly rents and a home mortgage loan. Owner and renter occupied housing receiving Redevelopment Agency assistance after January 1, 1991 must comply with the affordability criteria set forth by Senate Bill 1352. For owner-occupied housing, the affordable housing costs shall not exceed the following:

1. Very Low Income Household: the product of 30% times 50% of the area median income adjusted for family size appropriate for the unit.
- 2a. Lower Income Household: the product of 30% times 70% of the area median income adjusted for family size appropriate for the unit.
- 2b. Lower Income Household Option: for those with gross income exceeding 70%, the Agency has the option to establish "affordable housing cost" at a level not to exceed 30% of gross household income.
- 3a. Moderate Income Household: must not be less than 28% of the gross household income nor exceed the product of 35% times 110% of the area median income adjusted for family size appropriate for the unit.
- 3b. Moderate Income Household Option: for those with gross income exceeding 110%, the Agency has the option to establish "affordable housing cost" at a level not to exceed 35% of gross household income.

Senate Bill 1352 defines "adjusted for family size appropriate to the unit" as:

- ✓ Studio Unit = 1 person household
- ✓ 1 bedroom unit = 2 person household
- ✓ 2 bedroom unit = 3 person household
- ✓ 3 bedroom unit = 4 person household

"Affordable rent", including a reasonable utility allowance, shall not exceed:

1. Very low income households: the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
2. Lower income households: the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, the Agency may require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.
3. Moderate income households: the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, the Agency may require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

Several steps are necessary to compute the monthly affordable housing costs for owners; the first one is to determine appropriate annual income levels based on the area median income, household sizes, and adjustment factors (50%, 70% and 110%). The second step is to calculate the affordable housing payment based on the above income levels and percentage of income to be allocated — 30% and 35% for total housing costs.

The State Department of Housing and Community Development has prepared a draft formula to guide the calculations of maximum monthly rent and maximum monthly housing costs for purchasers. This formula was used to compute the maximum costs for housing units receiving assistance from the Agency. The results of the calculation are depicted in Table 14.

TABLE 14
BREA REDEVELOPMENT AGENCY
AFFORDABLE HOUSING COSTS

Income Group	Unit Size	Maximum Monthly Rent	Max. Monthly Housing Cost (Purchasers)	Formula (This column shows how the maximum rent and maximum housing cost columns were calculated.)
Very Low	Studio	\$430	same	$(.30 \times .50 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom	\$491	same	$(.30 \times .50 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms	\$552	same	$(.30 \times .50 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms	\$614	same	$(.30 \times .50 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms	\$663	same	$(.30 \times .50 \times \$49,100 \times 1.08) \text{ divided by } 12$
Other Lower	Studio	\$516		$(.30 \times .60 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom	\$589		$(.30 \times .60 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms	\$663		$(.30 \times .60 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms	\$737		$(.30 \times .60 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms	\$782		$(.30 \times .60 \times \$49,100 \times 1.0625) \text{ divided by } 12$
	Studio		\$601	$(.30 \times .70 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom		\$687	$(.30 \times .70 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms		\$773	$(.30 \times .70 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms		\$859	$(.30 \times .70 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms		\$913	$(.30 \times .70 \times \$49,100 \times 1.0625) \text{ divided by } 12$
Moderate	Studio	\$945		$(.30 \times 1.10 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom	\$1,080		$(.30 \times 1.10 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms	\$1,215		$(.30 \times 1.10 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms	\$1,350		$(.30 \times 1.10 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms	\$1,435		$(.30 \times 1.10 \times \$49,100 \times 1.0625) \text{ divided by } 12$
	Studio		\$1,103	$(.35 \times 1.10 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom		\$1,260	$(.35 \times 1.10 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms		\$1,418	$(.35 \times 1.10 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms		\$1,575	$(.35 \times 1.10 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms		\$1,674	$(.35 \times 1.10 \times \$49,100 \times 1.0625) \text{ divided by } 12$

* Based on draft formula prepared by State Department of Housing and Community Development.
Area median income is \$49,100 for Orange County as of February 1990.

For owner-occupied housing these amounts represent the total expenditure for housing costs which include costs in addition to principal and interest payments on a mortgage loan. These other costs encompass:

- ✓ Mortgage loan insurance fees;
- ✓ Property taxes and assessments;
- ✓ Fire and casualty insurance;
- ✓ Property maintenance and repairs;
- ✓ Utilities (water, sewer, electricity, gas, garbage collection);
- ✓ Homeowner association fees (if applicable); and
- ✓ Space rent (if the housing unit is situated on rental space).

By way of example, the list below shows the principal and interest payments which are due on five mortgage amounts for a 30-year term at a 9% interest rate. A flat \$200 per month has been allocated for "other housing costs".

<u>Mortgage Amount</u>	<u>Loan Payment</u>	<u>Other Housing Costs</u>	<u>Total Costs</u>
\$80,000	\$644	\$200	\$844
\$85,000	\$684	\$200	\$884
\$90,000	\$725	\$200	\$925
\$95,000	\$765	\$200	\$965
\$100,000	\$805	\$200	\$1,005

By comparing the "total cost" column to the affordable housing costs, the conclusion can be drawn that primarily "moderate income" households could handle financially the loan amounts. The sale prices that could be afforded would be a function of the amount of down payment which could be afforded by the households and other financial assistance that may be available from the State or Brea Redevelopment Agency.

5.
GOALS, POLICIES AND OBJECTIVES

INTRODUCTION

Section 65583(b) of the Government Code requires:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

The following definitions, developed by the State D/HCD, provide guidance on the meanings of these terms:

"Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and of other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.

*Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community's goals."**

GOALS AND POLICIES

The City's housing goals and policies are presented in Chart 5. Also included in the Chart are the programs which serve to implement each policy. The programs are explained in greater detail in the next section of the Housing Element.

**State Department of Housing and Community Development, Questions and Answers Report, (June 1987), page 10.*

OBJECTIVES

State law indicates that a local housing element should quantify the planned objectives for the rehabilitation, conservation and new construction of housing. The objectives are listed below:

- Rehabilitation of 65 housing units during the 1989-1994 period (based on the yearly average the past three years).
- Conservation of 1,073 housing units (based on the number of mobile home units plus the affordable units in the following projects: Brea, Town and Country, Heritage Plaza, Brea Woods and Orange Villa).
- Construction of 800 new housing units (based on the rate of construction during the 1984-1989 time period).

Quantified objectives need not match exactly housing need. According to Section 65583(b) of the Government Code:

"It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame."

Recently the City Council endorsed a report prepared by the Affordable Housing Study Technical Resource Team. That report considered, in part, the setting forth of quantitative objectives. The report stated:

"Based on the City's 'regional fair share housing needs assignment', Brea's projected current and future affordable housing need totals 3,447 housing units. These numbers represent 1,507 households which are currently cost-burdened, and 1,940 future-need low and moderate income households.

We recognize that the City cannot fully meet its total current and future "regional fair share" housing needs, due to various factors and constraints.

- A. The proposed affordable housing goal should be realistic, and based on:
1. Community need — Brea's need to maintain an economically competitive edge, and the need to ensure community balance.
 2. Resource opportunities — land use opportunities and financing opportunities.
 3. Regulatory and legal requirements — housing element requirements pursuant to the California Department of Housing and Community Development, SCAG fair share requirements, and legal requirements imposed on the Redevelopment Agency.
 4. Political climate — political acceptance of and on-going commitment to affordable housing, and growth management issues and concerns.
 5. Zoning — availability of residentially-zoned land.
- B. Given this variety of factors, *the long-term affordable housing goal of meeting 30% to 50% of current and future legal fair share need is realistic.**
- C. The proposed mix of unit size for ownership and rental units should be as follows:

<u>Unit Size</u>	<u>Percent of Total Assisted Units</u>	
	<u>Renter</u> (60% of all assisted units)	<u>Owner</u> (40% of all assisted units)
0-1 Bedroom	25%	0%
2 Bedroom	45%	50%
3 Bedroom	25%	40%
4 Bedroom	5%	10%

* *emphasis added*

The City's objectives are less than the identified need. There are several reasons for the objectives to be less than the need. The analysis for setting forth the numerical targets is based upon the following inputs:

- √ Several discussions on possibilities and future scenarios held by the Affordable Housing Study Technical Resource Team which is comprised of experts on land use, finance, redevelopment and affordable housing strategies.
- √ Recognition of the fact that two years into the five-year planning period have elapsed. During the first two years of the program, 198 housing units were constructed — 70 single-family and 120 multi-family. To fully achieve the RHNA figures would require the construction of 467 dwellings per year between mid-year 1991 through mid-year 1994. The annual rate of construction has never been met within the City in the decade of the 80s.
- √ The need to "tool-up" and establish a foundation for subsequent housing production efforts. These include, for example, establishing a Brea-based non-profit corporation and removal of governmental constraints through planned actions.

CITY OF BREA
HOUSING GOALS, POLICIES AND PROGRAMS

Goals	Policies	Programs
Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.	To utilize the 20% Affordable Housing Fund to meet the rehabilitation, production and assistance needs.	Affordable Housing Strategy
	To encourage the development of a variety of housing types in Brea including mobile homes and manufactured housing.	Affordable Housing Strategy
	To work closely with residential project developers for purposes of addressing the community's housing needs.	Market and Land Use Study
	To provide information to the business community on housing availability in the existing market and new residential developments.	Market and Land Use Study
	To provide housing in adequate locations with convenient access to employment opportunities, community facilities and adequate services.	Land Use Element Specific Plans
Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.	To establish standards and procedures that encourage the development, maintenance and rehabilitation of affordable housing.	Density Bonus Implementation Ordinance Inclusionary Zoning Ordinance
Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.	To promote the provision of adequate housing for households with special needs, including but not limited to, large families, handicapped persons, families with children, the elderly and the homeless.	Orange County Fair Housing Referral Support Services

CITY OF BREA
HOUSING GOALS, POLICIES AND PROGRAMS

Goals	Policies	Programs
Conserve and improve the condition of the existing standard affordable housing stock.	To conserve the existing rental housing stock.	Condominium Conversion Regulations
	To continue to use funds available from the Housing and Community Development Act to improve the existing housing stock and upgrade neighborhood conditions.	Housing Rehabilitation Program
	To utilize the 20% Affordable Housing Fund to meet the rehabilitation, production and assistance needs.	Affordable Housing Strategy
	To preserve and/or stabilize the residential neighborhoods within the Specific Plan Area through rehabilitation where economically feasible.	Towne Plaza Specific Plan
Assist in the development of adequate housing to meet the needs of low and moderate income households.		
	To create a housing market that offers reasonable housing prices and rents through a steady expansion of the housing supply.	Housing Trust Fund -- Phase I
	To establish a balanced approach to meeting housing needs that includes the needs of renter and owner households.	Habitat Housing Program
	To provide the development of housing at densities which facilitate the ability to meet the needs of low and moderate income households.	Density Bonus Implementation Ordinance

6.
HOUSING PROGRAM

INTRODUCTION

According to Section 65583(c), the housing element must include:

"A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall" . . . address specific needs.

CONSERVING EXISTING AFFORDABLE HOUSING

Under Article 10.6 of the State planning and zoning law, the housing program of a local housing element must include actions which:

Conserve and improve the condition of the existing affordable housing stock.

This section of the law, then, deals with two different but somewhat related needs: (1) improving the condition of housing (e.g., rehabilitation of deteriorating housing), and (2) conserving the current supply of affordable housing (i.e., protecting the rental supply from conversion to condominiums).

Current actions of the City which are directed at meeting these aims of the State law include:

- Enforcement of housing quality standards (e.g. Uniform Building Code).
- Provision of financial assistance to facilitate residential rehabilitation (e.g., low interest loans and deferred loans).
- Protecting existing affordable market rate housing (e.g., regulating the conversion of apartments to condominiums).
- Preserving continued housing affordability (e.g., seniors housing, Lake Park affordable mobile home units, Heritage Park seniors housing).

**CITY OF BREA: HOUSING PROGRAM DESCRIPTION
MID-1989 TO MID-1994**

PROGRAM CATEGORY	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVES	FUNDING	AGENCY RESPONSIBLE
<p>Conserve and Improve Existing Housing</p> <p>1. Structural Conserva- tion and Rehabilita- tion</p>	<p>A. Uniform Building Code</p> <p>B. Housing Rehabilitation Program</p>	<p>✓ Evaluate housing con- ditions of 200 dwelling units.</p> <p>✓ Provide financial assis- tance for the improve- ment of 65 housing units.</p>	<p>✓ General Fund</p> <p>✓ Community Develop- ment Block Grants</p>	<p>✓ Building Departments</p> <p>✓ Fire Department</p> <p>✓ Community Services Department</p>

**CITY OF BREA: HOUSING PROGRAM DESCRIPTION
MID-1989 TO MID-1994**

PROGRAM CATEGORY	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVES	FUNDING	AGENCY RESPONSIBLE
<p>2. Affordability Conservation</p> <p>Assist in Low/Moderate Income Housing Development</p> <p>1. Federal & State Subsidy Programs</p> <p>2. Local Incentives</p>	A. Condominium Conversion Regulations	✓ Protect from conversion existing apartment units.	✓ General Fund	✓ Development Services Department
	B. Continued Affordability Requirement	✓ Maintain affordability of 1,073 low and moderate income housing units.	✓ General Fund 20% Set-Aside	✓ Development Services Department ✓ Redevelopment Agency
	A. Density Bonus Implementation Ordinance	✓ Complete Ordinance Preparation by 12/91	✓ General Fund	✓ Development Services Department ✓ City Attorney
	A. Affordable Housing Strategy -- Phase I	✓ Completion of Phase I report by late 1990.	✓ 20% set-Aside	✓ Development Services Department
	B. Housing Trust Fund -- Phase I	✓ Completion of Phase I report by late 1990.	✓ 20% Set-Aside	✓ Development Services Department
	C. Habitat Housing Program	✓ Develop 45 affordable housing units.	✓ 20% Set-Aside	✓ Redevelopment Agency

**CITY OF BREA: HOUSING PROGRAM DESCRIPTION
MID-1989 TO MID-1994**

PROGRAM CATEGORY	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVES	FUNDING	AGENCY RESPONSIBLE
<p>Provision of Adequate Housing Sites</p> <p>1. Potential Housing Capacity</p> <p>2. Variety of Housing Types</p> <p>Removal of Governmental Constraints</p>	<p>A. Market and Land Use Study</p> <p>B. Land Use Element</p> <p>Refer to Discussion in Text.</p>	<p>✓ Completion of the study by mid-year 1990.</p> <p>✓ On-going</p> <p>Refer to Discussion in Text.</p>	<p>✓ General Fund</p> <p>✓ General Fund</p>	<p>✓ Community Development Department</p> <p>✓ Community Development Department</p>

**CITY OF BREA: HOUSING PROGRAM DESCRIPTION
MID-1989 TO MID-1994**

PROGRAM CATEGORY	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVES	FUNDING	AGENCY RESPONSIBLE
<p>Promote Equal Housing Opportunity</p> <p>1. Fair Housing Support</p> <p>2. Referral of Discrimination Complaints</p>	<p>A. Ongoing Support to the Local Fair Housing Council.</p> <p>A. Development and implementation of a system to refer discrimination complaints to the proper agencies.</p>	<p>✓ Contribute resources by 6/92.</p> <p>✓ Prepare system by 12/91.</p>	<p>✓ Community Development Block Grants</p> <p>✓ General Fund</p>	<p>✓ Orange County Fair Housing Council</p> <p>✓ Community Services Department</p>

Uniform Building Code

The Uniform Building Code covers the fire, life and structural safety aspects of all buildings and related structures. Those substandard housing conditions which relate to structural safety aspects are abated through enforcement of the Uniform Building Code. Implementation of these provisions of the Code is accomplished on a complaint basis by the City.

Housing Rehabilitation Program

The City implements a Housing Rehabilitation Program which involve two types of financial assistance, as follows:

- Low Interest Home Improvement Loans (3%) — The Bank of America will make 3% loans for home improvements to low and moderate income owner-occupants. The maximum loan amount is \$25,000 with a maximum term of 15 years.
- Deferred Loans — The City will offer to homeowners with financial hardships, direct home improvement loans which will not become due and payable until title to the rehabilitated property transfers from the recipient to another party. The City will, however, require a recommended monthly repayment amount based on income and ability to pay.

Further detailed descriptions of the City's rehabilitation programs are provided in the Technical Appendix.

Condominium Conversion Regulations

Residential condominium conversions are regulated by Section 400 of the Zoning Code. This section establishes that proposed conversion projects must be in "substantial accordance" with stringent development standards. More importantly, with respect to preserving affordability, is that condominium conversions are permitted only subject to the issuance of a conditional use permit. A proposed condominium conversion project may be approved, disapproved or conditionally approved by the Planning Commission in accordance with the criteria set forth for the issuance of a conditional use permit. One criterion for approving a conditional use permit is as follows:

“...that said uses (or use) with any conditions to be imposed are necessary or desirable for the development of the community, are in harmony with various elements or objectives of the General Plan, and are not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed uses are to be located.”

Consequently, in the consideration of a condominium conversion project, the Planning Commission would review its relationship to this Housing Element, particularly the housing needs, apartment survey results, and the goals, objectives and policies contained in this document. In this way, careful and appropriate evaluation would be rendered on the impact that a proposed project could have on the affordable rental housing supply.

Continued Housing Affordability Requirements

Three recent developments in the City contain affordable housing units and provisions for continued affordability. One of these developments is known as BREAL, a 30-unit senior citizens apartment building. Housing costs for this development were reduced to \$350,000 through a variety of means, including volunteer labor and donated materials. The balance was financed by a tax-exempt loan of 5 1/2% for a 25-year term. This enables monthly rents as low as \$145 to \$165, as of June 1989. Continued affordability is assured because of the fixed interest rate/fixed term status and the development reverts to City ownership after 30 years.

Other continuing affordability programs include:

1. Town and Country (700 Block of North Brea Boulevard):
 - 20% (24 dwelling units) are available to low/moderate income tenants;
 - Rental apartment complex.
2. Heritage Plaza Senior Apartments:
 - \$100 rental subsidy is available to the tenants of 35 dwelling units;
 - Starting date: May 1989.
3. Brea Woods Senior Housing:
 - \$100 rental subsidy is to tenants of 49 dwelling units.

4. Orange Villa — Proposed Senior Project (double occupancy):
- 9 dwelling units will be rented at \$650/month;
 - \$100 rental subsidy will be available to tenants of 9 additional dwelling units.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

This category of the Housing Program is intended to identify current current and future actions which comply with the following provision of State law:

“Assist in the development of adequate housing to meet the needs of low- and moderate-income households.”

This section implies that a housing program should describe current or planned actions only as they relate to the development of new housing. The cost assistance needs, however, can be met, in part, by use of the existing housing supply as well. For this reason, current and future actions of the City related to housing assistance, are categorized in terms of existing and new housing.

Affordable Housing Fund/Affordable Housing Strategy

Meeting housing needs is a fundamental purpose of California’s Redevelopment Law. It is noteworthy, for example, that Section 33071 of the Health and Safety Code states that a purpose of redevelopment is:

“(Expanding) the supply of low and moderate income housing ... (and) employment opportunities for jobless, underemployed, and low income persons...”

There are several ways in which the 20% “housing fund” may be used to meet the needs of “persons and families of low or moderate income.” These ways or methods may include the following (Section 33334.2(e)):

- Acquire land or building sites.
- Improve land or building sites with onsite or offsite improvements.
- Donate land to private or public persons or entities.

- Construct buildings or structures.
- Acquire buildings or structures.
- Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness, or paying financing or carrying charges.
- Provide subsidies to, or for the benefit of, "very low income" households, as defined by Section 50105, "lower income" households, as defined by Section 50079.5, or persons and families of "low and moderate income," as defined by Section 50093.

Redevelopment Agency Programs

The Redevelopment Agency continued working toward the development of approximately 20 projects in the Brea Towne Plaza Specific Plan area. Construction of 88 additional housing units is currently taking place, with six of the units completed and already occupied. Groundbreaking dates have been set for two senior citizen projects which will result in 65 more housing units. The agreements for the senior housing specify that the developer keep the cost of a portion of these units below market value, in order to provide housing for lower income seniors. Agreements with other developers will result in 70 more housing units in the Brea Towne Plaza Specific Plan area. Some of these units are also near groundbreaking dates.

Policy Guidelines

By establishing priorities among families with housing needs, and by specifying housing unit size by bedrooms and type by tenure (owner, renter), the City will define its housing assistance goals. Thus, these goals directly derive from guidelines from housing assistance policy in Brea. The following guidelines are proposed in consultation with key City staff.

Overall Assistance Goal: Brea will strive to meet one-third of the current and future housing need in the City, including regional housing need assignments from SCAG, existing needs (defined as households with overpayment, housing rehabilitation, overcrowding or special needs), as well as California Redevelopment replacement and inclusionary requirements.

Targeting: The City will establish four income levels for the targeting of housing assistance. These are detailed below in Table 15, based on the 1990 median income level for Orange County of \$49,100 for a family of four. Households of all sizes require assistance. The City's income targeting standard will be adjusted for family size each year.

**TABLE 15
HOUSEHOLD INCOME TARGETING
BREA AFFORDABLE HOUSING STRATEGY**

<u>Level</u>	<u>Definition</u>	<u>Median Income Range for Family of Four</u>
1	Households earning not more than 30% of the area median income, adjusted for family size.	No more than \$14,730
2	Households earning over 30% and not more than 50% of the area median income, adjusted for family size.	Between \$14,731-\$24,550
3	Households earning over 50% and not more than 80% of the area median income, adjusted for family size.	Between \$24,551-\$39,280
4	Households earning over 80% and not more than 120% of the area median income, adjusted for family size.	Between \$39,281-\$58,920

Affordable Housing Expense: Brea will establish affordable housing expense levels within income classifications at the midpoint of each income classification. The purpose of the midpoint strategy is to assure that most households within each income group do not over pay for their housing expense.

For renters, housing expense will be defined as 30% of gross income (for each income group) for rent and utilities.

For owners, affordable housing expense will be defined as 30% of gross income (for each income group) for principal, interest, property taxes, property insurance and other associated expenses such as condominium membership fees, maintenance expenses, property mortgage insurance and others. Brea's definition of affordable housing expense for both renters and owners will remain consistent with California Redevelopment Law and any other applicable state and federal legal requirements. The definition of affordable housing expense by income group is shown below in Table 16.

TABLE 16
AFFORDABLE HOUSING EXPENSE BY FAMILY INCOME

Income Level	Definition of Income Level	Definition of Affordable Housing Expense	Affordable Monthly Housing Expenses
1	Up to 30% of the area median income, adjusted for family size	30% of 25% of the area median income, adjusted	\$307
2	Between 30% and 50% of the area median income, adjusted for family size	30% of 40% of the area median income, adjusted	\$491
3	Between 50% and 80% of the area median income, adjusted for family size	30% of 60% of the area median income, adjusted	\$736
4	Between 80% and 120% of the area median income, adjusted for family size	30% of 100% of the area median income, adjusted	\$1,228

1 Based on 1990 Orange County median income for a family of four. Level III income reflects 1990 amendments to the California Health & Safety Code definition of affordable housing cost for this group.

Mix of Unit Size: The following mix of units of assisted housing units by unit size will be established as a goal.

<u>Unit Size</u>	<u>Percent of Total Assisted Units</u>	
	<u>Renter</u>	<u>Owner</u>
1 Bedroom	25%	0
2 Bedrooms	50%	50%
3 Bedrooms	20%	40%
<u>4 Bedrooms</u>	<u>5%</u>	<u>10%</u>
TOTAL:	100.0%	100.0%

Leverage Goal: Brea will seek to leverage every dollar of subsidy capital it provides with at least 1.5 dollars of non-Brea subsidy capital. Subsidy capital is defined as that amount of money needed to fill the affordability gap for families of different incomes and different family sizes, for both owners and renters. The subsidy capital leverage goal does not include additional leverage anticipated of construction and permanent financing, or debt capital, for assisted housing projects in Brea. Leveraged debt provided by private sector financial institutions is readily available for affordable housing projects to the extent loan payments may be directly supported by rent or mortgage payments of the occupant. Brea fully intends to call upon area lenders to meet the serviceable debt requirements of the affordable housing strategy.

Compliance with California Redevelopment Law: California Redevelopment Law places certain conditions on redevelopment agencies to provide for replacement housing units demolished as a result of agency action. Further requirements are placed on agencies to assure that a certain percentage of housing built within redevelopment project areas meet certain affordability requirements. Brea will comply with the minimum legal requirements made of California redevelopment agencies.

Targeting Priorities for Housing Assistance: Brea will target its affordable housing resources for households at various income levels and with special needs in direct proportion to each income group and special need group as they occur in the SCAG regional housing need assignments for Brea's future housing need and for current needs as described in the 1989 Housing Element.

Tenure: Brea's affordable housing program will provide affordable rental housing units to 60% of its assisted households, and ownership housing opportunities to the remaining 40%. Ownership housing opportunities will include creative arrangements such as limited equity cooperatives. Brea's affordable housing program will emphasize creation of new, first-time ownership opportunities for renters.

Affordability Term: Because of the substantial amounts of public resources required to provide housing assistance at income Levels I, II, and III, Brea will assure permanent affordability of assisted rental housing units, that is, for their useful economic life. The term of affordability controls for ownership housing will represent a balance of the City's interests in preserving affordable ownership opportunities over time and owners' interests in gaining a reasonable return on their equity investment.

Replacement Housing: Brea is proceeding to build 45 townhomes/condominiums which will be affordable to very low income households. This development is being accomplished in conjunction with Habitat. After the Habitat project is built, the Agency will have a remaining very low income replacement requirement of six (6) housing units.

These policy guidelines enable the City to establish its affordable housing goals. Applying the policy guidelines discussed above to those needs leads to the affordable housing assistance goals established in this Strategy. Other components of the Affordable Housing Strategy are outlined in the Technical Appendix.

Housing Trust Fund — Phase 1

The following discussion outlines the Phase 1 research with regard to the methods available to the City of Brea to capitalize a Housing Trust Fund. The preliminary conclusion is that the following taxes are available to the City to raise additional revenue and permit funding of a HTF. This may only occur by funding the General Fund, and then by annual transfer to the Brea HTF through Council budgetary action, or by two-thirds voter approval for an earmarked special tax.

- Business license tax, including a tax focused on real estate-related activities;
- Utility users' tax;
- Occupancy tax;
- Condominium conversion (or other development) tax; and
- Citywide special assessment district.

Section 65915(b) provides that a jurisdiction may offer other incentives of equivalent financial value in lieu of granting a density bonus (if target units are reserved for only 10 years), or a density bonus and additional incentive. Incentives of equivalent financial value are to be based on the land cost per dwelling units. The value of the density bonus may be determined by the difference in the value of the land with and without the density bonus. One or more independent appraisals could be used for negotiations to derive the land value. Identification of any increase value of the land only, as distinguished from the land including the value of the additional improvements attributable to the 25% unit increase, might be specifically requested, as this affects the type of appraisal method involved. Similarly, the value of both a density bonus and an additional incentive could be determined by the difference in the value of the land with or without both incentives.

The equivalent financial incentive is also subject to the declared intent of the Legislature and any incentives must "contribute significantly to the economic feasibility of lower-income housing." Brea's 20% set-aside fund is a source for providing the financially equivalent incentive.

Proposition 62 (California Government Code Section 53720-30), adopted in 1986, by its terms requires a two-thirds vote of the City Council and a majority vote at a general or special election to impose these taxes. The popular vote requirement may well be invalid, as discussed in the body of this report.

The following taxes are already available to the City, but only at their current rates. HTF contributions from these sources would reduce the revenue available for other uses from the General Fund.

- Real property tax;
- Sales and use taxes; and
- Real property transfer tax.

The City may also collect fees to fund directly the HTF, subject to establishment of a nexus between affordable housing and the activity against which the fee is assessed. Fees available to the City include:

- Commercial development fee;
- Inclusionary zoning in-lieu fees;
- Condominium conversion fees; and
- Housing preservation/anti-demolition fee.

There is some legal doubt about the availability of a preservation/anti-demolition fee.

Besides taxes and fees, other capital formation programs are available to create and preserve affordable housing. These programs include:

- Redevelopment tax increment revenue set-asides including, if the City desires funds exceeding the 20% housing set-aside required by State law;
- Payments by developers in lieu of other requirements for density bonuses.

The following chart summarizes Phase 1 findings in a comparative format. This chart reviews HTF revenue options and legal authority. The page references are to the text found in the full report and a summary of the Phase 1 findings is presented in the Technical Appendix.

PROVISION OF ADEQUATE HOUSING SITES

Brea's Housing Program, in accordance with State law, contains actions directed at accomplishing the following:

"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups..."

SUMMARY REVIEW OF CITY OF BREA HTF REVENUE OPTIONS

Funding Mechanism	Available Now	Available W/ Restrictions	Restrictions	Assessment Rate	See Pages
Tax on interest from security deposits		X	See discussion in text	e.g., \$300 deposit at 6% to \$500 deposit at 10%	16-18
Documentary Transfer Tax		X	Any increase in real estate transfer taxes is prohibited by the terms of Proposition 62		37-38
Sales and Use Tax		X	Current rate set by statute; legislation required to increase rate	e.g., 1%-6% of current City collections	44-45
Inclusionary Zoning In-Lieu Fees	X			e.g., \$35,000/unit	45-54
Occupancy Tax	X		Proposition 62 may require a majority vote	e.g., 1%	54-55
Business License Tax	X		Proposition 62 may require a majority vote	N.A.	18-35
Commercial Development Fees	X		Nexus study required	e.g., \$5.00/sq. ft.	56-59
Condominium Conversion Tax	X		Proposition 62 may require majority vote	N.A.	40-42

Funding Mechanism	Available Now	Available W/ Restrictions	Restrictions	Assessment Rate	See Pages
Housing Preservation Fees		X	Will require nexus study; may be limited by statute	N.A.	43
Utility Users' Tax	X		Proposition 62 may require a majority vote	N.A.	60-63
Citywide Special Assessment Districts	X			e.g., (\$90/household)	64-69
Tax Increment Revenues from Redevelopment Activity	X			20% Set-Aside; could be increased	69

N.A.: Requires further research.

Prepared by: David Paul Rosen & Associates.

Current actions of the City involving the provision of adequate housing sites include:

- Assuring a variety of housing types through implementation of the Land Use Element and Zoning Ordinance on vacant and redevelopment sites and continued implementation of the Towne Plaza and Carbon Canyon Specific Plans.
- Expanding the availability of sites through specific studies.

Assuring a Variety of Housing Types

Most of the land readily available for residential development is found in Central and Suburban Brea, a part of which is covered by the Towne Plaza Specific Plan. A full range of housing types is permitted by the current regulations on vacant and redevelopment sites. There is sufficient capacity to address the City's future need projections in the two Specific Plan areas and bypassed vacant parcels in Suburban Brea.

Market and Land Use Study

The City of Brea conducted a comprehensive market and land use study to determine the existing and future potential for retail, office, recreational and residential development within the city. This study has assisted the City in identifying specific economic development goals and assist the City in defining the highest and best use of its remaining land resources. The purpose of the Study was to provide background information to the City Council to guide future decisions on: a) the character of downtown Brea in proximity to Brea Boulevard and Imperial Highway; b) the land use pattern for the vacant Tonner Canyon area; c) the type and quality of its hillsides; d) the type of commercial development along Imperial Highway sites; e) the re-use of several neighborhood shopping centers which were developed over fifteen years ago and are now dated and in need of rejuvenation; and f) the re-use evaluation of Unocal property in Brea. The Study provided no specific recommendations on these issues; rather, it established benchmark data that could be used with other studies and information sources.

Density Bonus Housing Units

Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25%, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- a) 20% of the units for lower-income households; or
- b) 10% of the units for very low-income households; or
- c) 50% of the units for senior citizens.

These alternatives are referred to as "the target households". A primary effect of the amendments is that the density bonus or incentives can be used only for contributing to the feasibility of providing units for lower-income households and seniors.

Adoption of an implementing ordinance by each jurisdiction is required. The ordinance must specify which of the following three types of developer incentives will be provided; one of the types must include procedures for modifying development and zoning standards:

1. **Modify Development Standards:**
 - ✓ Reduce site development standards, e.g., street widths or paving, curbs/gutters, location of public works improvements, landscaping.
 - ✓ Modify zoning code requirements, e.g., open space, minimum lot size, setbacks, parking standards.
 - ✓ Reduce or eliminate any design requirements exceeding state building code standards, e.g., restrictions on roofing materials.
2. **Permit Mixed-Use Zoning Within Housing Development:** Allow non-residential uses along with residential if mixed use can reduce housing costs over housing-only on a site, e.g., uses which might qualify for off-site parking and/or parking in-lieu fees.

3. Allow Other Regulatory Incentives: Allow other measures which can be shown to result in cost reductions, e.g., additional density bonus, expedited processing, use of redevelopment funds or powers, or other public financing (there is, however, no requirement to offer direct financial assistance).

The ordinance should identify those provisions which will be included in a binding agreement with the project developer. The ordinance could also specify the type(s) of instruments which will be used to secure these provisions. Such instruments might include Development Agreements (pursuant to Government Code Section 65865), or other types of contractual agreements recorded as deed restrictions running with the property. Minimum provisions to be secured with a developer for reserved units include:

- ✓ Number of units by number of bedrooms;
- ✓ Standards for maximum qualifying household incomes;
- ✓ Standards for maximum rents or sales prices;
- ✓ Party/process responsible for certifying tenant incomes;
- ✓ How vacancies will be marketed and filled; and
- ✓ Restrictions and enforcement mechanisms binding on property upon sale or transfer.

For applications involving an infill project on a single parcel, it would be appropriate to base the density calculations on the maximum density permitted by the zoning ordinance for that particular site. The following example illustrates this type of project in Brea.

PROJECT APPLICATION EXAMPLE: INFILL PROPERTY

Land Use Designation	Residential: Multi-Family
Permitted Density	20 du/ac
Property Size	5 acres
Maximum Units at Permitted Density	100 units
Units Affordable to Target Households (20% for lower-income HH's)	20 units
Density Bonus Units (@ 25%)	25 units
Total Project Units with 25% Density Bonus:	100 base units + 25 density bonus units 125 TOTAL UNITS <i>(105 units @ market rate, 20 units with restricted rents)</i>

State density bonus law is based on the premise that "local governments must offer the private sector incentives for the development of affordable housing . . . "(Chapter 842, Statutes of 1989, Section 1.) A key feature of the 1989 amendments requires provision of at least one additional incentive in addition to a minimum density bonus. Section 65917 places the burden on the jurisdiction for these incentives to "contribute significantly" (emphasis added) to the economic feasibility of lower-income housing in proposed developments." This means the incentives cannot be token in nature; they must directly affect the financial feasibility of including the target units in proposed projects. As noted below, the need for the additional incentive must be demonstrated only in certain cases; and in all cases where the jurisdiction denies an additional incentive, it must take a written finding that the additional incentive is unnecessary for affordability of the target units.

REMOVE GOVERNMENTAL CONSTRAINTS

Actions must be included in the Housing Program which will promote removing governmental constraints. The planning requirement is stated below:

“Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

For purposes of meeting State law and community housing needs, the City re-examines on a continuing basis the impacts it imposes on the maintenance, improvement and development of housing. One example is the Ordinance Revision Committee which from time-to-time reassesses code requirements and the zoning map of the City.

Actions approved by the City Council to remove, reduce or eliminate the barriers created by governmental constraints can be grouped into four categories:

- Land Use Recommendations
- Financing Recommendations
- Creative Housing Alternative Recommendations
- Implementation Recommendations

Land Use Recommendations

With regard to the removal of land use constraints, the City Council has approved the following actions:

1. City staff shall investigate the concept of FAR versus unit count per acre.
2. City staff shall investigate opportunities for increasing residential densities, consistent with quality, in specific locations.
3. City shall investigate specific locations and opportunities for land-banking and air-rights banking, including mobile home, modular unit, and manufactured unit parks and residential development projects.

Financing Recommendations

In regard to financial constraints, the City Council has approved the following actions:

1. City staff should work with consultants to develop creative ways of providing home ownership which allow for equity appreciation yet ensures long-term affordability.

2. City staff should draft an Inclusionary Zoning Ordinance for City Council and Planning Commission review and consideration, and provide for certain incentives (e.g., density bonus and tax-exempt financing) to mitigate some of the potential impact of the Ordinance.
3. The City should authorize a "nexus" study in order to create a linkage fee program for private, non-residential development which will not adversely affect the pace of development.
4. City staff should review those impact fees that could be fully or partially waived, subsidized or deferred for specified affordable housing projects.
5. City staff should investigate federal, state and private resources available for affordable housing.

Creative Housing Alternatives Recommendations

In connection with additional governmental constraints, the City Council has approved the following actions.

1. City staff shall investigate appropriate "code equivalencies".
2. To provide alternatives to the housing industry and to create community support for creative housing alternatives, the City should sponsor an affordable housing demonstration project (which may include a design competition).
3. City staff shall investigate SRO and living unit programs, (e.g., downtown).

Implementation Recommendations

With regard to implementation, the City Council has approved the following actions:

1. The City shall identify two to four near-term affordable housing implementation projects, and these should be included in future amendments to the Housing Element to the General Plan.
2. The City staff shall investigate specific locations and opportunities for buying-in to existing complexes and mobile home, modular unit, and manufactured unit parks and residential development projects.
3. The City shall identify and evaluate existing non-profit corporations in order to build relationships for partnerships and joint ventures.
4. Staff shall prepare a long-term plan for establishing a Brea-based non-profit housing development corporation.

EQUAL HOUSING OPPORTUNITY

Section 65583(c)(5) requires that the housing program “promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.” The State Department of Housing and Community Development has offered the following insights:

1. Since state and federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify strategies which will support and implement these laws. Such strategies may include consultation with fair housing and counseling organizations in the community to document the incidence of housing discrimination and the availability of services to address the problem. If these services are not available or are inadequate, the locality can request technical assistance from the district office of the Department of Fair Employment and Housing to develop specific local government actions to promote fair housing opportunity.

7.
INTERNAL CONSISTENCY

GENERAL PLAN ELEMENTS

The Brea General Plan consists of seven mandatory elements and an optional Parks - Recreation Element. The City Council adopted a comprehensive General Plan update in 1986. In addition, the Housing Element must achieve internal consistency with adopted Specific Plans for the Towne Plaza and Carbon Canyon areas.

INTERNAL CONSISTENCY DEFINED

Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirement has five dimensions with respect to the structure and content of the general plan, which is explained in the following paragraphs.

Equal Status Among General Plan Elements

All elements of the general plan have equal legal status. For example, the land use and open space elements cannot contain different land use intensity standards. Because no element is legally subordinate to another, the general plan must resolve potential conflicts between or among the elements through clear language and policy.

Consistency Among the Elements (Inter-Element Consistency)

All general plan elements, whether mandatory or optional, must be consistent with each other. Whenever a jurisdiction adopts a new element or amends part of a plan, it must change the rest of the plan to eliminate any inconsistencies that the new element or amendment creates. The jurisdiction should update the plan at the same time it adopts the new element or amendment, or immediately thereafter.

Consistency Within an Element (Intra-Element Consistency)

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. In turn, policies must form a logical basis for a general plan's implementation programs.

Area Plan Consistency

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan. The general plan must contain a discussion of the role of area plans (if any) and their relationship to the general plan.

Text and Diagram Consistency

Internal consistency means that the general plan text and diagrams must be consistent with one another since both are integral parts of the plan.

LAND USE ELEMENT

The Housing Element (1989) is consistent with the intensity, density and distribution of residential uses in the City, as defined in the Land Use Element, Towne Plaza Specific Plan and Carbon Canyon Specific Plan.

CIRCULATION ELEMENT

The Housing Element (1989) promotes maintenance and enhancement of the City's housing stock through rehabilitation, reconstruction and new construction of residential dwellings, within the framework of the Land Use and Circulation elements.

In the future, roadway infrastructure improvements will be needed to facilitate residential development in the Sphere-of-Influence and Carbon Canyon areas. The Housing Element, which covers a five-year period, does not include proposals for land use or roadway improvement that affect these areas or the balance of the City. Consequently, the Housing and Circulation Elements are internally consistent.

OPEN SPACE/CONSERVATION ELEMENT

Brea has significant neighborhood, community and regional recreation resources. These areas are designated as open space and are unavailable for housing development. This Housing Element recognizes those areas recently targeted for residential development, and looks to future studies to identify other areas which may be suitable for housing development. Thus, this Housing Element is consistent with the element policies of open space for outdoor recreation as well as those pertaining to public health and safety and for the managed production of resources. In the future, hillside residential development will be guided by the Conservation Element policies. In summary, the Housing Element does not include proposals which would create a need to amend the Open Space/Conservation Element.

SAFETY ELEMENT

The Housing Element is consistent with the Safety Element. The Safety Element provides guidelines for the protection of persons and property from any unreasonable risks related to seismic hazards, other geological hazards, flooding, urban and wildland fires and hazardous wastes.

NOISE ELEMENT

The City's noise environment is directly affected by traffic conditions. Future residential development along heavily traveled roadways such as Lambert Road, Central Avenue and Imperial Highway will be consistent with the goals, policies and standards of the Noise Element. The Housing Element is, therefore, consistent with the Noise Element.

PARKS AND RECREATION ELEMENT

Adequate parks and recreation facilities are an important aspect of neighborhoods. The Parks and Recreation Element is a guide to future renovation, rehabilitation and land acquisition for Brea's parks and recreation system. The planned improvements should be of particular benefit to existing and future residents. The Housing Element is internally consistent with the Parks and Recreation Element.

TECHNICAL APPENDICES

APPENDIX A
1980 Census of Population and Housing:
STF-4 Cross Tabulation Data

POPULATION			LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH (18)							
SAMPLE (1) 100% (3)										
TOTAL	27913	27913	SPEAK ONLY ENGLISH		23122	88.3 %				
HOUSEHOLD	27812	27813								
GROUP QUARTERS	101	100	----- SPEAK ENGLISH -----							
			VERY WELL	WELL	NOT WELL	NOT AT ALL	TOTAL			
INSIDE UA (7)	27913	100.0								
OUTSIDE UA										
IN PLACE	0	.0	INDIAN & ALASKAN	53	0	0	0	53		
RURAL FARM	0	.0	CHINESE	93	7	32	12	144		
RURAL NONFARM	0	.0	FRENCH	52	6	11	0	69		
			GERMAN	120	28	22	0	170		
			GREEK	6	0	0	0	6		
			ITALIAN	101	4	5	0	110		
SPANISH ORIGIN BY RACE (13)			JAPANESE	21	0	0	0	21		
			KOREAN	45	8	0	0	53		
	SPANISH		PHILIPPINE	32	10	0	0	42		
	ORIGIN		POLISH	49	14	0	10	73		
			PORTUGUESE	0	0	0	0	0		
WHITE	2060		RUSSIAN	9	0	0	0	9		
BLACK	0		SPANISH	899	518	278	214	1909		
IND, ESK & ALEUT	75		VIETNAMESE	0	21	11	0	32		
ASIAN & PAC ISL.	22		YIDDISH	6	0	0	0	6		
OTHER	1084		OTHER	214	74	75	6	369		
TOTAL SPANISH	3241		TOTAL	1700	690	434	242	3066		
			%	55.4	22.5	14.2	7.9			
RACE (11)			CHILDREN EVER BORN (21)			ACREAGE OF PROPERTY & FARM RESIDENCE (25,26)				
WHITE	25728		MALES	%	PERSONS % HOUSEHOLDS					
BLACK	56		15-44							
AMERICAN INDIAN	351				CITY OR SUBURBAN LOT OR					
ESKIMO	0	NONE	3292	46.7	PLACE OF < 1 ACRE	27273	98.1	9756		
ALEUT	0	1	909	12.9						
JAPANESE	169	2	1590	22.5	PLACE OF 1 TO 9 ACRES:					
CHINESE	169	3	796	11.3	RURAL FARM	0	.0	0		
FILIPINO	85	4	302	4.3	NONFARM	321	1.2	148		
KOREAN	76	5	114	1.6						
ASIAN INDIAN	94	6	30	.4	PLACE OF 10+ ACRES:					
VIETNAMESE	32	7+	23	.3	RURAL FARM	0	.0	0		
HAWAIIAN	0				NONFARM	218	.8	97		
GUAMANIAN	0									
SAMOAN	0									
OTHER ASIAN	35		PERSONS IN FAMILY BY FAMILY INCOME (23,24)							
OTHER	1118									
NOT OF SPANISH ORIGIN (13)			FAMILY INCOME	2	3	4	5	6	7+	TOTAL
			\$ < 5,000	33	28	18	8	0	3	90
WHITE	23668		\$ 5,000 - 9,999	209	75	54	17	14	0	369
BLACK	56		\$10,000 - 14,999	386	154	90	52	17	0	699
IND, ESK & ALEUT	276		\$15,000 - 19,999	367	164	161	51	17	12	772
ASIAN & PAC ISL.	638		\$20,000 - 24,999	393	149	250	103	49	16	960
OTHER	34		\$25,000 - 34,999	782	482	572	175	139	55	2205
			\$35,000 - 49,999	442	421	494	256	50	22	1685
			\$50,000 - 74,999	129	116	147	101	38	35	566
			\$75,000 +	42	43	36	12	17	5	155
			MEDIAN	25	29632	30224	34111	31006	32857	

TAB 14
BREA REDEVELOPMENT AGENCY
AFFORDABLE HOUSING COSTS

Income Group	Unit Size	Maximum Monthly Rent	Max. Monthly Housing Cost (Purchasers)	Formula (This column shows how the maximum rent and maximum housing cost columns were calculated.)
Very Low	Studio	\$430	same	$(.30 \times .50 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom	\$491	same	$(.30 \times .50 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms	\$552	same	$(.30 \times .50 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms	\$614	same	$(.30 \times .50 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms	\$663	same	$(.30 \times .50 \times \$49,100 \times 1.08) \text{ divided by } 12$
Other Lower	Studio	\$516		$(.30 \times .60 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom	\$589		$(.30 \times .60 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms	\$663		$(.30 \times .60 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms	\$737		$(.30 \times .60 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms	\$782		$(.30 \times .60 \times \$49,100 \times 1.0625) \text{ divided by } 12$
	Studio		\$601	$(.30 \times .70 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom		\$687	$(.30 \times .70 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms		\$773	$(.30 \times .70 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms		\$859	$(.30 \times .70 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms		\$913	$(.30 \times .70 \times \$49,100 \times 1.0625) \text{ divided by } 12$
Moderate	Studio	\$945		$(.30 \times 1.10 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom	\$1,080		$(.30 \times 1.10 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms	\$1,215		$(.30 \times 1.10 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms	\$1,350		$(.30 \times 1.10 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms	\$1,435		$(.30 \times 1.10 \times \$49,100 \times 1.0625) \text{ divided by } 12$
	Studio		\$1,103	$(.35 \times 1.10 \times \$49,100 \times .7) \text{ divided by } 12$
	1 bedroom		\$1,260	$(.35 \times 1.10 \times \$49,100 \times .8) \text{ divided by } 12$
	2 bedrooms		\$1,418	$(.35 \times 1.10 \times \$49,100 \times .9) \text{ divided by } 12$
	3 bedrooms		\$1,575	$(.35 \times 1.10 \times \$49,100 \times 1.0) \text{ divided by } 12$
	4 bedrooms		\$1,674	$(.35 \times 1.10 \times \$49,100 \times 1.0625) \text{ divided by } 12$

* Based on draft formula prepared by State Department of Housing and Community Development.
Area median income is \$49,100 for Orange County as of February 1990.

POPULATION BY AGE (1,2,5,6)

AGE	TOTAL	MALE	FEMALE
0 - 2	981	550	431
3 - 4	744	323	421
5	406	226	180
6	330	154	176
7 - 9	1111	542	569
10 - 11	1014	523	491
12 - 13	909	474	435
14	451	207	244
15	528	309	219
16 - 17	1097	585	512
18	608	285	323
19	521	296	225
20	535	211	324
21	597	344	253
22 - 24	1587	877	710
25 - 29	2473	1281	1192
30 - 34	2669	1322	1347
35 - 39	2324	1129	1195
40 - 44	1638	882	756
45 - 49	1524	732	792
50 - 54	1726	893	833
55 - 59	1381	671	710
60 - 61	495	254	241
62 - 64	543	243	300
65 - 69	595	268	327
70 - 74	369	149	220
75 - 79	462	159	303
80 - 84	160	50	110
85 +	135	47	88
TOTAL	27913	13986	13927
MEDIAN	30.1	29.2	31.0

HOUSEHOLD & FAMILY SIZE (3,4,7,8)

	FAMILIES	%	HOUSEHOLDS	%
1			1922	19.2
2	2783	37.1	3147	31.5
3	1632	21.8	1749	17.5
4	1822	24.3	1855	18.5
5	775	10.3	806	8.1
6	341	4.5	334	3.3
7 +	148	2.0	188	1.9
TOTAL	7501		10001	

NATIVITY & CITIZENSHIP (9)

NATIVE	25407
FOREIGN BORN:	
NATURALIZED	909
NOT A CITIZEN	1597
YEAR OF IMMIGRATION (10)	
1975-1980	619
1970-1974	412
1965-1969	288
1960-1964	440
1950-1959	442
PRE 1950	305

MARITAL STATUS (12)

	MALE	%	FEMALE	%
SINGLE	3319	30.2	2291	20.9
MARRIED	6576	59.9	6668	60.7
SEPARATED	191	1.7	290	2.6
WIDOWED	181	1.6	695	6.3
DIVORCED	720	6.6	1036	9.4

PLACE OF BIRTH (25)

BORN IN STATE	13060
BORN OUT OF STATE:	
NORTHEAST	2341
N. CENTRAL	5478
SOUTH	2279
WEST	2055
BORN ABROAD AT SEA	194
FOREIGN BORN	2506

HOUSEHOLD TYPE & RELATIONSHIP & TYPE OF GROUP QUARTERS
(POPULATION AGE 60 AND OVER) (16)

	60-64	65-74	75+	TOTAL
FAMILY HOUSEHOLD:				
HOUSEHOLDER	486	371	217	1074
SPOUSE	375	329	142	846
OTHER RELATIVE	60	67	173	300
NONRELATIVE	0	0	0	0
NONFAMILY HOUSEHOLD:				
HHOLDER LIVING ALONE	117	197	215	529
HHOLDER NOT LIVING ALONE	0	0	5	5
NONRELATIVE	0	0	5	5
GROUP QUARTERS:				
HOME FOR THE AGED	0	0	0	0
OTHER INSTITUTION	0	0	0	0
OTHER GROUP QUARTERS	0	0	0	0

HOUSEHOLD TYPE
AND RELATIONSHIP (15)

	TOTAL POP
FAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	6501
FEMALE HOUSEHOLDER	1000
SPOUSE	6497
CHILD OF HOUSEHOLDER	9284
OTHER RELATIVE	1013
NONRELATIVE	301
NONFAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	1370
FEMALE HOUSEHOLDER	1130
NONRELATIVE	716
GROUP QUARTERS	101

RESIDENCE IN 1975 (26)

	TOTAL POP
SAME HOUSE	11041
DIFFERENT	
HOUSE	
SAME COUNTY	7969
DIFFERENT	
COUNTY	
SAME STATE	4857
DIFFERENT	
STATE:	
NORTHEAST	233
N CENTRAL	1033
SOUTH	208
WEST	366

FAMILY AND HOUSEHOLD TYPES BY PRESENCE OF CHILDREN (17,18,19)

	FAMILIES	PERSONS IN HOUSEHOLDS	OWN CHILDREN
MARRIED-COUPLE FAMILY:	6455	21344	6120
CHILDREN UNDER 6	1349		
CHILDREN 6-17 ONLY	1976		
NO CHILDREN	3130		
OTHER FAMILY:			
MALE HOUSEHOLDER, NO WIFE:	265	696	166
CHILDREN UNDER 6	36		
CHILDREN 6-17 ONLY	97		
NO CHILDREN	132		
FEMALE HOUSEHOLDER, NO HUSBAND:	781	2255	803
CHILDREN UNDER 6	93		
CHILDREN 6-17 ONLY	384		
NO CHILDREN	304		
NONFAMILY HOUSEHOLD:			
MALE HOUSEHOLDER		2105	
FEMALE HOUSEHOLDER		1412	
TOTAL PERSONS IN HOUSEHOLD		27812	

SUBFAMILIES (20,21,22)

	FAMILIES	PERSONS	CHILDREN
MARRIED-COUPLE FAMILY:			
WITH CHILDREN	13		19
WITHOUT CHILDREN	31		
FATHER-CHILD FAMILY	6		
MOTHER-CHILD FAMILY	50		
TOTAL PARENT-CHILD FAM	69		71
TOTAL SUBFAMILIES	100	238	90

TRANSPORTATION TO WORK (39)

	TOTAL	DROVE ALONE	IN CARPOOL
CAR	11976	10370	1606
TRUCK	1417	1132	285
VAN	456	267	189
PUBLIC TRANS:			
BUS-STREETCAR	181		
SUBWAY-TRAIN	0		
RAILROAD	0		
TAXICAB	0		
BICYCLE	111		
MOTORCYCLE	226		
WALKED	239		
OTHER	53		
WORKED AT HOME	122		

SCHOOL ENROLLMENT AND TYPE OF SCHOOL (43)

	PUBLIC	CHURCH RELATED	OTHER PRIVATE
NURSERY SCHOOL	196	180	184
KINDERGARTEN	286	37	36
ELEMENTARY	3113	227	47
HIGH SCHOOL	2049	70	29
COLLEGE 1-2 YEARS	1112		50
COLLEGE 3-4 YEARS	691		33
COLLEGE 5 YEARS	368		78

YEARS OF SCHOOL COMPLETED (46,47,48)

		MALE				FEMALE			
		18-24	25+	25-44	45-64	18-24	25+	25-44	45-64
GROUP QUARTERS (24)	MEDIAN	12.7	14.2			12.7	12.8		
	NO SCHOOL	0	22			0	26		
	ELEMENTARY 1-4YRS	20	104			16	40		
	ELEMENTARY 5-7YRS	66	189			38	212		
	ELEMENTARY 8YRS (0-8)	20	236	234	142	15	347	168	202
	HIGH SCHOOL 1YR	5	174			9	220		
	HIGH SCHOOL 2YRS	55	189			22	358		
	HIGH SCHOOL 3YRS (1-3)	213	238	237	254	222	379	330	353
	HIGH SCHOOL 4YRS (4+)	870	2093	1010	903	819	3393	1778	1309
	COLLEGE 1YR	270	573			245	879		
MENTAL HOSPITAL HOME FOR THE AGED CORRECT INST OTHER INST MILITARY QUARTERS COLLEGE DORMITORY OTHER	COLLEGE 2YRS	184	1108			257	988		
	COLLEGE 3YRS (1-3)	123	589	1494	664	98	351	1393	670
	COLLEGE 4YRS (4+)	123	1298	1639	830	83	702	821	342
	COLLEGE 5YRS	39	465			11	249		
	COLLEGE 6+YRS	25	802			0	270		

SCHOOL ENROLLMENT, SCHOOL COMPLETED,
& LABOR FORCE STATUS (49)

	16-17	18-19	20-21
ARMED FORCES	0	0	6
CIVILIAN:			
ENROLLED IN SCHOOL:			
EMPLOYED	364	490	361
UNEMPLOYED	61	22	0
NOT IN LABOR FORCE	605	224	105
NOT ENROLLED IN SCHOOL:			
HIGH SCHOOL GRAD:			
EMPLOYED	19	178	488
UNEMPLOYED	5	33	21
NOT IN LABOR FORCE	7	62	26
NOT HIGH SCHOOL GRAD:			
EMPLOYED	8	90	97
UNEMPLOYED	5	12	6
NOT IN LABOR FORCE	23	18	22

HOUSEHOLD TYPE BY LABOR FORCE STATUS OF HOUSEHOLDER (52)

	MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	NON- FAMILY HOUSEHOLD
HOUSEHOLDER IN:				
ARMED FORCES	0	0	0	0
CIVILIAN LABOR FORCE:				
EMPLOYED	5663	236	629	1926
UNEMPLOYED	104	3	18	81
NOT IN LABOR FORCE:	688	26	134	493

LABOR FORCE STATUS (51)

	16-19		20-24		25-34		35-44		45-64		65+	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ARMED FORCES	0	0	6	0	0	0	0	0	0	0	0	0
CIVILIAN:												
EMPLOYED	627	522	1243	1025	2410	1741	1952	1292	2473	1512	158	79
	48.7	40.6	53.6	44.2	55.8	40.3	58.8	38.9	60.7	37.1	64.7	32.4
UNEMPLOYED	77	61	34	15	101	64	38	37	55	34	0	7
	6.0	4.7	1.5	.6	2.3	1.5	1.1	1.1	1.4	.8	.0	2.9
NOT IN LABOR FORCE	462	477	149	247	92	734	21	622	265	1330	515	962

SEX BY INDUSTRY BY CLASS OF WORKER (56)

	--INDUSTRY EXCEPT AG---			-----AGRICULTURE-----			FAMILY TYPE AND WORKERS IN FAMILY (64)			
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE		MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	
PRIVATE WAGE & SALARY:										
PRIVATE COMPANY	11986	6942	5044	67	59	8				
OWN CORPORATION	334	283	51	0	0	0				
FEDERAL GOVERNMENT	161	86	75	0	0	0				
STATE GOVERNMENT	353	166	187	0	0	0	0 WORKERS	374	28	66
LOCAL GOVERNMENT	1062	475	587	0	0	0	1 WORKER	1680	121	359
SELF-EMPLOYED	945	754	191	85	85	0	2 WORKERS:		92	261
UNPAID FAMILY	41	13	28	0	0	0	HUSBAND/WIFE	2808		
							OTHER	424		
							3+ WORKERS:		24	95
							HUSBAND/WIFE	1036		
							OTHER	133		

OCCUPATION BY SEX (57)

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:				SERVICE:			
PUBLIC	29	29	0	PRIVATE HOUSEHOLD	63	0	63
MANUFACTURING	858	759	99	POLICE, FIREFIGHTERS	73	73	0
RETAIL, SELF-EMPLOYED	28	16	12	GUARDS	29	24	5
RETAIL, SALARIED	251	171	80	OTHER PROTECTIVE	19	19	0
OTHER	969	647	322	FOOD	511	228	283
				HEALTH	199	31	168
MANAGEMENT RELATED	548	319	229	BUILDING CLEANERS	211	190	21
				PERSONAL	289	53	236
PROFESSIONAL:				FARMING, FORESTRY, & FISHING:			
ARCHITECTS	7	7	0	FARM MANAGERS	28	28	0
ENGINEERS	554	537	17	OTHER FARM	9	9	0
SURVEYORS	0	0	0	RELATED AGRICULTURAL	120	120	0
NAT SCI & MATHEMATICIANS	100	82	18	FORESTRY & LOGGING	0	0	0
HEALTH DIAGNOSIS	50	44	6	FISHING, HUNTING, TRAPPING	0	0	0
HEALTH ASSESSMENT	214	4	210				
TEACHERS, ELEM & SECONDARY	579	215	364	CRAFT & REPAIR:			
OTHER TEACHERS, LIBRARIAN	119	71	48	AUTO MECHANIC	108	108	0
SOCIAL SCIENTIST	46	25	21	OTHER MECHANICS	265	256	9
SOC. RECREATION & RELIG	61	30	31	CARPENTERS	111	111	0
LAWYERS & JUDGES	66	66	0	OTHER CONSTRUCTION	389	372	17
WRITERS, ARTISTS, ENTERTAINERS & ATHLETES	166	113	53	EXTRACTORS	0	0	0
TECHNICIANS:				PRECISION PRODUCTION:			
HEALTH EXCL NURSES	121	27	94	SUPERVISORS	289	268	21
LICENSED NURSES	30	0	30	METAL WORKERS	203	197	6
OTHER	389	293	96	PLANT & SYSTEM OPERATORS	68	63	5
				OTHER	194	118	76
SALES:				OPERATORS:			
SUPERVISORS, SELF-EMPLOYED	87	63	24	MACHINE EXC PRECISION	625	470	155
SUPERVISORS, SALARIED	198	129	69	FABRICATORS, ASSEMBLERS	268	143	125
REPRESENTATIVES:				PRODUCTION INSPECTORS	92	28	64
FINANCE & BUSINESS	562	357	205	TRANSPORTATION & MATERIAL MOVERS:			
COMMODITIES EXC RETAIL	383	310	73	VEHICLE OPERATORS	292	264	28
WORKERS:				OTHER TRANSPORTATION	41	36	5
RETAIL	613	278	335	MATERIAL MOVERS	50	50	0
NON RETAIL	61	33	28	HANDLERS, HELPERS, & LABORERS:			
CASHIERS	177	43	134	HELPERS	40	34	6
SALES RELATED	0	0	0	CONSTRUCTION LABORERS	26	26	0
ADMINISTRATIVE SUPPORT:				FREIGHT & STOCK HANDLERS	179	138	41
SUPERVISORS	182	115	67	VEHICLE & EQUIP CLEANERS	7	7	0
COMPUTER OPERATORS	57	13	44	MISCELLANEOUS MANUAL	287	252	35
SECRETARIES & TYPISTS	772	11	761				
BOOKKEEPERS & ACCOUNTANTS	252	37	215				
FINANCIAL PROCESSORS	34	7	27				
MAIL & MESSAGE DIST	69	41	28				
MATERIAL RECORDING	299	132	167				
OTHER	1018	123	895				

	INDUSTRY BY SEX (58)				INDUSTRY BY SEX (58)		
	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
AGRICULTURE	152	144	8	WHOLESALE TRADE	848	668	180
FORESTRY & FISHERIES	0	0	0	RETAIL TRADE:			
MINING	103	87	16	GENERAL MERCHANDISE	416	129	287
CONSTRUCTION	852	774	78	FOOD, BAKERY, DAIRY STORES	588	332	256
NONDURABLE MANUFACTURING:				AUTO DEALERS, GAS STATIONS	324	292	32
FOOD & KINDRED PRODUCTS	208	136	72	EATING & DRINKING PLACES	560	296	264
TEXTILE MILL PRODUCTS	37	12	25	OTHER	731	399	332
APPAREL & OTHER FINISHED	50	39	11	BANKING & CREDIT	453	146	307
PRINTING & PUBLISHING	213	141	72	INSURANCE, REAL ESTATE	863	426	437
CHEMICALS	273	186	87	SERVICES:			
PAPER	103	77	26	BUSINESS	458	228	230
PETROLEUM & COAL	93	66	27	REPAIR	146	99	47
OTHER	288	203	85	PRIVATE HOUSEHOLD	63	0	63
DURABLE MANUFACTURING:				OTHER PERSONAL	281	107	174
FURNITURE, LUMBER	102	80	22	ENTERTAINMENT & RECREATIONAL	207	90	117
PRIMARY METAL	114	91	23	HOSPITAL	614	97	517
FABRICATED METAL	379	311	68	HEALTH, EXC HOSPITAL	389	79	310
MACHINERY, EXC ELECTRICAL	557	405	152	ELEMENTARY & SECONDARY SCHOOLS:			
ELECTRICAL MACHINERY	668	472	196	GOVERNMENT	153	57	96
MOTOR VEHICLES	78	68	10	PRIVATE	946	362	584
OTHER TRANSPORTATION EQUIPMENT	642	484	158	OTHER EDUCATIONAL	60	24	36
MISCELLANEOUS MANUFACTURING	103	47	56	SOCIAL & RELIGIOUS	204	81	123
OTHER	409	249	160	LEGAL, ENGINEERING & OTHER	293	174	119
NON SPECIFIED MANUFACTURING	94	62	32	PUBLIC ADMINISTRATION	314	183	131
RAILROADS	42	37	5				
TRUCKING	223	160	63				
U.S. POSTAL SERVICE	42	36	6				
OTHER TRANSPORTATION	75	62	13				
COMMUNICATIONS	124	89	35				
UTILITY & SANITARY SERVICES	99	76	23				

USUAL HOURS WORKED PER WEEK BY WEEKS WORKED (60)

WEEKS	USUALLY WORKED 1 TO 34 HOURS		USUALLY WORKED 35 + HOURS	
	MALE	FEMALE	MALE	FEMALE
50 TO 52	417	744	6479	3174
48 TO 49	65	114	343	189
40 TO 47	165	240	541	468
27 TO 39	164	366	354	337
14 TO 26	252	353	267	370
1 TO 13	240	351	155	272

PERSONS WITH WORK DISABILITY (66)

	MALE	FEMALE
CIVILIAN EMPLOYED	380	142
CIVILIAN UNEMPLOYED	29	18
NOT IN LABOR FORCE:		
PREVENTED FROM WORKING	163	298
NOT PREVENTED FROM WORKING	24	54

LABOR FORCE STATUS & UNEMPLOYMENT (59,62)

	TOTAL	MALE	FEMALE
Wkd W/O UNEMPLOYMENT	14391	8395	5996
UNEMPLOYMENT & NO WRK	112	59	53
NOT IN LABOR FORCE	4907	1177	3730
LENGTH OF UNEMPLOYMENT:			
1 TO 4 WEEKS	938	428	510
5 TO 14 WEEKS	660	411	249
15 + WEEKS	543	267	276

PUBLIC TRANSPORTATION DISABILITY & WORK DISABILITY (67)

	16-59		60-64	
	MALE	FEMALE	MALE	FEMALE
PUBLIC TRANSPORTATION DISABILITY:				
WORK DISABILITY	34	74	18	54
NO WORK DISABILITY	7	0	0	10
NO PUB TRANS DISABILITY	9460	9034	479	477

HOUSEHOLD AND FAMILY INCOME

	HOUSEHOLDS (71)			FAMILIES (82)				
	TOTAL	OWNER	RENTER	TOTAL	AGE OF HOUSEHOLDER			
					15-24	25-44	45-64	65+
LESS THAN \$2,500	133	75	58	49	6	37	6	0
\$2,500 TO \$4,999	249	101	148	41	11	14	0	16
\$5,000 TO \$7,499	447	171	276	168	22	75	24	47
\$7,500 TO \$9,999	381	144	237	201	28	68	19	86
\$10,000 TO \$12,499	613	244	369	371	14	196	95	66
\$12,500 TO \$14,999	506	184	322	328	58	147	53	70
\$15,000 TO \$17,499	573	289	284	372	9	164	146	53
\$17,500 TO \$19,999	561	314	247	400	23	217	110	50
\$20,000 TO \$22,499	777	494	283	556	55	313	156	32
\$22,500 TO \$24,999	511	370	141	404	21	217	119	47
\$25,000 TO \$27,499	786	597	189	657	38	381	223	15
\$27,500 TO \$29,999	578	478	100	501	7	301	152	41
\$30,000 TO \$34,999	1192	932	260	1047	38	564	423	22
\$35,000 TO \$39,999	812	692	120	709	22	345	333	9
\$40,000 TO \$49,999	1070	928	142	976	0	519	439	18
\$50,000 TO \$74,999	633	577	56	566	0	233	324	9
\$75,000 OR MORE	179	166	13	155	0	74	74	7
MEDIAN (72)	25794	29566	16871					
MEAN (73)	27907	32066	19247	MEAN 30815	19321	30581	35034	19884

HOUSEHOLD INCOME BY TYPE (77)

HOUSEHOLD INCOME TYPE	MEAN
WAGE OR SALARY	26307
NONFARM SELF-EMPLOYMENT	14660
FARM SELF-EMPLOYMENT	5977
INTEREST, DIVIDEND, OR NET RENTAL	2861
SOCIAL SECURITY	4303
PUBLIC ASSISTANCE	3068
OTHER	4102

MEDIAN FAMILY INCOME
BY FAMILY TYPE BY PRESENCE
AND AGE OF CHILDREN (86)

	MARRIED COUPLE FAMILY	MALE HHOLDER, NO WIFE FAMILY	FEMALE HHOLDER, NO HUSBAND FAMILY
WITH CHILDREN < 6YRS	26488	22857	12303
WITH CHILDREN 6 - 17YRS	35108	24750	14700
WITHOUT OWN CHILDREN	28549	31500	20870

MEDIAN FAMILY INCOME
BY NUMBER OF WORKERS (89,90,91)

	MEDIAN
TOTAL	28515
0 WORKERS	12188
1 WORKER	22441
2 WORKERS	30933
3 + WORKERS	38671

UNRELATED INDIVIDUALS
MEDIAN INCOME (93)

	MEDIAN
MALES:	
15 - 64	15949
65 +	10636
FEMALES:	
15 - 64	10965
65 +	5241

PER CAPITA INCOME (101)

TOTAL	10032
IN HOUSEHOLD	10060
IN GROUP QTRS.	2440

POVERTY STATUS

AGE OF HOUSEHOLDER, POVERTY STATUS, AND RECEIPT OF SOCIAL SECURITY & PUBLIC ASSISTANCE (106,107,108,109)

	----- FAMILIES -----			---- UNRELATED INDIVIDUALS ----		
	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV	INCOME BELOW POVERTY	INC BETWEEN 100 -124 % OF POVERTY	INCOME 125% AND ABOVE POV
HOUSEHOLDER AGE 15-59:						
WITH SOCIAL SECURITY	0			7		
BELOW POVERTY,EXCL						
SOCIAL SECURITY		0	19		0	6
ABOVE POVERTY,EXCL						
SOCIAL SECURITY		0	332		0	44
W/O SOCIAL SECURITY	136	57	5883	345	77	2376
HOUSEHOLDER AGE 60+:						
WITH SOCIAL SECURITY	16			37		
BELOW POVERTY,EXCL						
SOCIAL SECURITY		12	185		53	176
ABOVE POVERTY,EXCL						
SOCIAL SECURITY		0	524		0	148
W/O SOCIAL SECURITY	0	0	337	29	6	90
ALL FAMILIES:						
W/ PUBLIC ASSISTANCE	15			35		
BELOW POVERTY,EXCL						
PUBLIC ASSISTANCE		5	19		0	24
ABOVE POVERTY,EXCL						
PUBLIC ASSISTANCE		0	184		0	13
W/O PUBLIC ASSISTANCE	137	64	7077	383	136	2803

FAMILIES BELOW POVERTY
BY PRESENCE AND AGE OF CHILDREN (112)

PERSONS BELOW POVERTY BY AGE (114)

	TOTAL FAMILIES	FAMILIES W/FEM HOUSEHOLDER NO HUSBAND	TOTAL MALE FEMALE		
			0 - 15	16 - 21	22 - 39
RELATED CHILDREN:					
0 - 5 AND 6 - 17	53	15	233	113	120
0 - 5 ONLY	25	14	250	163	87
6 - 17 ONLY	35	25	292	133	159
NONE	39	0	88	21	67
			60 - 64	25	7
			65 - 74	21	6
			75 +	43	0

PERSONS AGE 60 AND OVER BELOW POVERTY BY AGE, HOUSEHOLD TYPE, & RELATIONSHIP (115)

	----- FAMILY HOUSEHOLD -----			----- NONFAMILY -----		
	HOUSEHOLDER	OTHER RELATIVES	NONRELATIVES	HOUSEHOLDER LIVING ALONE	HOUSEHOLDER NOT LIVING ALONE	NONRELATIVE
60 - 64	0	7	0	18	0	0
65 - 74	6	0	0	15	0	0
75 +	10	0	0	28	5	0

IN GROUP
QUARTERS

TOTAL HOUSING UNITS

100% COUNT (109)

11203

UNWEIGHTED SAMPLE (110)

1797

WEIGHTED SAMPLE (1)

11203

YEAR-ROUND (3)

11203

SEASONAL & MIGRATORY (2)

0

RACE/ETHNICITY OF HOUSEHOLDER (114,115,116)

	TOTAL	OWNER	%	RENTER	%
WHITE	9366	6467	69.0	2899	31.0
WHITE, NON-SPANISH	8815	6140	69.7	2675	30.3
BLACK	27	11	40.7	16	59.3
BLACK, NON-SPANISH	27	11	40.7	16	59.3
AMERICAN INDIAN	83	41	49.4	42	50.6
ESKIMO	0	0	.0	0	.0
ALEUT	0	0	.0	0	.0
AMERICAN IND, ESKIMO, & ALEUT, NON-SPANISH	69	32	46.4	37	53.6
JAPANESE	43	37	86.0	6	14.0
CHINESE	41	31	75.6	10	24.4
FILIPINO	27	12	44.4	15	55.6
KOREAN	12	12	100.0	0	.0
ASIAN INDIAN	20	20	100.0	0	.0
VIETNAMESE	0	0	.0	0	.0
HAWAIIAN	0	0	.0	0	.0
GUAMANIAN	0	0	.0	0	.0
SAMOAN	0	0	.0	0	.0
OTHER ASIAN	7	7	100.0	0	.0
ASIAN & PAC ISLANDER, NON-SPANISH	145	119	82.1	26	17.9
OTHER	289	120	41.5	169	58.5
OTHER, NON-SPANISH	12	0	.0	12	100.0
TOTAL SPANISH	847	456	53.8	391	46.2
MEXICAN	654	347	53.1	307	46.9
PUERTO RICAN	9	0	.0	9	100.0
CUBAN	7	0	.0	7	100.0
OTHER SPANISH	177	109	61.6	68	38.4

OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE

	-----VEHICLES-----				
HOUSEHOLD INCOME (22)	0	1	2	3	4+
\$ 0 - 4,999	136	189	41	25	0
\$ 5,000 - 9,999	80	501	187	26	22
\$10,000 - 14,999	29	634	366	98	13
\$15,000 - 19,999	5	467	486	166	40
\$20,000 - 29,999	0	540	1265	661	170
\$30,000 - 39,999	0	216	957	620	191
\$40,000 - 49,999	0	71	470	325	141
\$50,000 - 74,999	0	43	196	240	124
\$75,000 +	0	17	90	52	15

UNITS IN STRUCTURE (13)

1, DETACHED	111	1094	2824	1788	648
1, ATTACHED	9	189	303	104	17
2	0	47	24	16	6
3 - 4	6	166	75	20	0
5 - 9	9	145	81	47	9
10+	96	801	572	195	36
MOBILE HOMES	19	236	179	43	0

PERSONS IN UNIT (17)

1	198	1407	210	101	26
2	32	744	1801	507	105
3	7	261	722	564	166
4	8	148	823	603	218
5	0	81	359	214	110
6 +	5	37	143	224	91

TOTAL OCCUPIED HOUSING UNITS

	-----UNITS IN STRUCTURE-----						MOBILE HOMES
HOUSE HEATING FUEL (14)	1 DETACHED	1 ATTACHED	2	3-4	5-9	10+	
UTILITY GAS	6170	327	80	196	190	935	477
BOTTLED, TANK OR LP GAS	15	0	0	0	7	0	0
ELECTRICITY	209	279	7	71	94	759	0
FUEL OIL, KEROSENE	0	0	0	0	0	0	0
COAL OR COKE	0	0	0	0	0	0	0
WOOD	24	0	0	0	0	0	0
OTHER	0	0	0	0	0	6	0
NONE	47	16	6	0	0	0	0

	-----YEAR HOUSEHOLDER MOVED INTO UNIT-----					
	1979 - 1980	1975 - 1978	1970 - 1974	1960 - 1969	1950 - 1959	PRE 1949
UNITS IN STRUCTURE (11)						
TOTAL OCCUPIED UNITS						
1	1342	2560	1276	1395	435	79
2	45	42	6	0	0	0
3 - 4	121	83	38	25	0	0
5 - 9	137	149	0	5	0	0
10 +	1060	536	77	27	0	0
MOBILE HOMES	147	160	98	72	0	0
OWNER OCCUPIED						
1	914	2185	1178	1342	422	61
2	29	13	0	0	0	0
3 - 4	25	19	0	6	0	0
5 - 9	35	40	0	5	0	0
10 +	7	24	19	5	0	0
MOBILE HOMES	139	149	83	58	0	0
RENTER OCCUPIED						
1	428	375	98	53	13	18
2	16	29	6	0	0	0
3 - 4	96	64	38	19	0	0
5 - 9	102	109	0	0	0	0
10 +	1053	512	58	22	0	0
MOBILE HOMES	8	11	15	14	0	0
AGE OF HOUSEHOLDER(21)						
TOTAL OCCUPIED UNITS						
15 - 24	590	254	20	18	4	0
25 - 34	1033	1315	186	36	8	12
35 - 44	504	834	541	219	0	0
45 - 54	367	522	373	612	58	0
55 - 64	224	356	231	362	195	7
65 +	134	249	144	277	170	60
OWNER OCCUPIED						
15 - 24	58	39	0	0	0	0
25 - 34	361	854	133	26	8	0
35 - 44	342	660	502	191	0	0
45 - 54	223	432	341	602	58	0
55 - 64	120	296	215	355	195	7
65 +	45	149	89	242	161	54
RENTER OCCUPIED						
15 - 24	532	215	20	18	4	0
25 - 34	672	461	53	10	0	12
35 - 44	162	174	39	28	0	0
45 - 54	144	90	32	10	0	0
55 - 64	104	60	16	7	0	0
65 +	89	100	55	35	9	6
MEDIAN PERSONS PER UNIT (20)						
TOTAL OCCUPIED	2.0	2.6	3.2	2.9	2.0	2.0
OWNER OCCUPIED	2.4	3.1	3.3	2.9	2.0	2.0
RENTER OCCUPIED	1.6	1.9	2.7	2.0	2.8	5.1

HOUSING UNIT VALUE AND MONTHLY OWNER COSTS (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (29)

OWNER COSTS	HOUSING UNIT VALUE													
	\$ 0-10,000	10,000-14,999	15,000-19,999	20,000-24,999	25,000-29,999	30,000-34,999	35,000-39,999	40,000-49,999	50,000-79,999	80,000-99,999	100,000-149,999	150,000-199,999	200,000+	
\$ 0 - 99	0	0	7	7	3	0	20	18	224	98	0	0	0	
\$100 - 199	0	0	0	5	6	13	6	7	97	178	91	6	5	
\$200 - 299	0	0	0	8	7	0	0	37	163	375	257	12	13	
\$300 - 399	0	0	0	0	0	0	0	21	125	220	364	52	19	
\$400 - 499	0	0	0	0	0	0	0	0	79	192	292	50	11	
\$500 - 749	0	0	0	0	0	0	0	6	139	306	747	130	24	
\$750 +	0	0	0	0	0	0	0	0	24	84	566	315	112	
TOTAL UNITS	0	0	7	20	16	13	26	89	851	1453	2317	565	184	

GROSS RENT AND BEDROOMS (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (33)

BEDROOMS	GROSS RENT									NO CASH RENT
	\$ 0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500+	
0	0	13	22	35	16	12	0	12	0	0
1	0	20	83	141	179	461	222	123	6	0
2	7	7	47	98	179	264	207	373	92	8
3	0	7	5	13	14	37	21	72	232	11
4	0	0	0	0	0	5	0	12	49	6
5 +	0	0	0	0	0	0	0	0	0	12
TOTAL UNITS	7	47	157	287	388	779	450	592	379	37

MONTHLY RESIDENTIAL ENERGY COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (OCCUPIED HOUSING UNITS) (35)

OCCUPIED UNITS	PERCENTAGE							NOT COMPUTED
	0	.1 - 2	3 - 4	5 - 9	10 - 14	15 - 19	20+	
TOTAL	185	6399	1961	951	190	74	133	22
OWNER	31	4386	1478	586	121	42	98	16
RENTER	154	2013	483	365	69	32	35	6

HOUSEHOLD INCOME AND PLUMBING FACILITIES (OCCUPIED HOUSING UNITS W/HOUSEHOLDER OR SPOUSE AGE 60+) (57)

HOUSEHOLD INCOME	COMPLETE PLUMBING FOR EXCLUSIVE USE		LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	
	1 PERSON	2+ PERSONS	1 PERSON	2+ PERSONS
\$ 0 - 4,999	191	21	0	0
\$ 5,000 - 9,999	173	164	0	0
\$10,000 - 14,999	94	215	0	0
\$15,000 - 19,999	50	179	0	0
\$20,000 - 24,999	7	166	0	0
\$25,000 - 29,999	0	135	0	0
\$30,000 +	22	330	0	0

PAGE 4 STF4 HOUSING A
POVERTY STATUS BY HOUSING CHARACTERISTICS (TOTAL OCCUPIED HOUSING UNITS - 1979 INCOME)

ENERGY COSTS AS % OF HOUSEHOLD INC (47)	INCOME BELOW POVERTY	INCOME BETWEEN 100 & 124% OF POVERTY	INCOME 125% OF POVERTY AND ABOVE
--	-------------------------	---	-------------------------------------

0	5	13	167
.1 - 2	32	15	6352
3 - 4	20	31	1910
5 - 9	72	89	790
10 - 14	30	17	143
15 - 19	37	17	20
20 +	119	0	14
NOT COMPUTED	22	0	0

AGE OF HOUSEHOLDER (51)

< 55	250	105	7151
55 < 59	11	0	742
60 < 64	19	17	586
65 < 74	20	19	555
75 +	37	41	362

SELECTED CHARACTERISTICS (49)

LACKING COMPLETE PLUMBING	4	0	37
1.01+ PERSONS/ROOM	12	7	353
UNIT BUILT BEFORE 1940	18	34	384
LACKING CENTRAL HEATING	42	29	526
NO VEHICLE AVAILABLE	52	66	132

SUMMARY OF SELECTED CHARACTERISTICS (50)

NONE PRESENT	246	78	8262
1 OF 5 PRESENT	66	79	865
2 OF 5 PRESENT	13	18	247
3 OF 5 PRESENT	12	7	15
4 OF 5 PRESENT	0	0	7
5 OF 5 PRESENT	0	0	0

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (44)

\$ < 10,000	0	0	0
\$ 10,000 - 29,999	0	0	43
\$ 30,000 - 49,999	8	0	120
\$ 50,000 - 79,999	12	15	824
\$ 80,000 - 99,999	18	6	1429
\$100,000 - 149,999	43	20	2254
\$150,000 +	11	0	738

GROSS RENT (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (45)

\$ < 100	0	0	7
\$100 - 149	13	6	28
\$150 - 199	5	22	130
\$200 - 249	33	31	223
\$250 - 299	36	54	298
\$300 - 399	37	10	1182
\$400 - 499	40	0	552
\$500 +	11	9	359
NO CASH RENT	6	0	31

-----YEAR STRUCTURE BUILT-----

UNITS IN STRUCTURE (YEAR-ROUND UNITS) (10)	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940	TOTAL
1, DETACHED	326	1000	935	2360	1246	413	365	6645
1, ATTACHED	82	337	176	8	14	15	17	649
2	42	18	5	25	16	18	22	146
3 - 4	34	71	25	68	46	15	15	274
5 - 9	34	132	43	34	50	0	0	293
10 +	967	719	346	211	55	14	39	2351
MOBILE HOMES	378	122	236	103	6	0	0	845

CONDOMINIUMS (4)	115	361	175	0	0	6	0	657
HOUSING UNIT VALUE (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (26)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	0	7	5	11	20	43
\$ 30,000 - 49,999	0	7	7	28	54	25	7	128
\$ 50,000 - 79,999	0	40	45	169	408	111	78	851
\$ 80,000 - 99,999	4	76	250	656	390	56	21	1453
\$100,000 - 149,999	91	555	468	1069	116	12	6	2317
\$150,000 +	158	252	112	185	30	5	7	749
SELECTED MONTHLY OWNER COSTS (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (36)								
\$ < 100	0	23	13	16	193	52	80	377
\$100 - 199	0	7	28	143	192	26	18	414
\$200 - 299	0	24	112	510	170	44	12	872
\$300 - 399	0	59	152	435	116	33	6	801
\$400 - 499	0	59	113	307	126	7	12	624
\$500 - 749	39	369	290	419	172	52	11	1352
\$750 +	214	389	174	284	34	6	0	1101
OCCUPANCY & VACANCY (YEAR-ROUND HOUSING UNITS) (59)								
TOTAL YEAR-ROUND	1863	2399	1766	2809	1433	475	458	11203
VACANT FOR SALE	470	17	0	6	6	6	0	505
VACANT FOR RENT	567	26	10	27	14	11	22	677
OTHER VACANT	31	54	4	6	6	5	0	106
PRICE ASKED (SPECIFIED VACANT-FOR-SALE NONCONDOMINIUM HOUSING UNITS) (74)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	0	0	0	0	0	0
\$ 30,000 - 49,999	3	0	0	0	0	0	0	3
\$ 50,000 - 79,999	0	0	0	0	0	0	0	0
\$ 80,000 - 99,999	3	6	0	1	6	0	0	16
\$100,000 - 149,999	6	6	0	5	0	0	0	17
\$150,000 +	44	5	0	0	0	0	0	49
RENT ASKED (SPECIFIED VACANT-FOR-RENT HOUSING UNITS) (77)								
\$ < 100	0	0	0	0	0	0	0	0
\$100 - 149	0	0	0	4	0	0	0	4
\$150 - 199	0	0	0	7	0	0	6	13
\$200 - 249	0	0	0	0	2	6	0	8
\$250 - 299	77	0	10	4	0	5	6	102
\$300 - 399	330	26	0	12	9	0	10	387
\$400 - 499	160	0	0	0	0	0	0	160
\$500 +	0	0	0	0	3	0	0	3

-----OCCUPIED HOUSING UNITS-----

TOTAL OCCUPIED (1)	9915	%				
OWNER OCCUPIED	6758	68.2				
RENTER OCCUPIED, WITH CASH	3114	31.4				
RENTER OCCUPIED, NO CASH	43	.4				
			MEDIAN PERSONS PER UNIT (4)	2.4	2.9	1.8
			MEDIAN ROOMS PER UNIT (6)	5.7	6.5	3.9

OCCUPIED UNITS BY UNITS IN STRUCTURE AND PERSONS IN UNIT (11)

PERSONS PER UNIT	-----1, MOBILE HOMES-----			UNITS IN STRUCTURE			-----5 OR MORE-----			-----TOTAL-----		
	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER
1	866	656	210	117	47	70	959	39	920	1942	742	1200
2	2277	2010	267	114	13	101	798	32	766	3189	2055	1134
3	1513	1324	189	80	27	53	127	21	106	1720	1372	348
4	1709	1515	194	33	5	28	58	36	22	1800	1556	244
5	729	644	85	11	0	11	24	0	24	764	644	120
6 +	470	382	88	5	0	5	25	7	18	500	389	111

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
PLUMBING FACILITIES (15)			

COMPLETE PLUMBING	9874	6751	3123
COMPLETE PLUMBING(SHARED)	27	0	27
SOME PLUMBING	14	7	7
NO PLUMBING	0	0	0

VEHICLES AVAILABLE (25)

NONE	250	64	186
1	2678	1222	1456
2	4058	3014	1044
3	2213	1816	397
4 +	716	642	74

YEAR HOUSEHOLDER MOVED INTO UNIT (26)

1979 - MARCH 1980	2852	1149	1703
1975 - 1978	3530	2430	1100
1970 - 1974	1495	1280	215
1960 - 1969	1524	1416	108
1950 - 1959	435	422	13
PRE 1949	79	61	18

HEATING EQUIPMENT (33)

STEAM OR HOT WATER	160	19	141
CENTRAL FURNACE	7609	6022	1587
ELECTRIC HEAT PUMP	105	43	62
OTHER BUILT-IN ELECTRIC FLOOR, WALL, OR PIPELESS FURNACE	461	27	434
ROOM HEATERS W/FLUE	983	458	525
ROOM HEATERS W/O FLUE	388	125	263
FIREPLACE, STOVES, OR PORTABLE ROOM HEATERS	107	18	89
NONE	33	33	0
	69	13	56

HOUSE HEATING FUEL (34)

UTILITY GAS	8375	6329	2046
BOTTLED, TANK, OR LP GAS	22	15	7
ELECTRICITY	1419	377	1042
FUEL OIL, KEROSENE, ETC.	0	0	0
COAL OR COKE	0	0	0
WOOD	24	24	0
OTHER	6	0	6
NONE	69	13	56

YEAR STRUCTURE BUILT (13, 58)

	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940
TOTAL OCCUPIED	795	2302	1752	2770	1407	453	436
MEAN PERSONS	2.2	2.5	2.7	3.3	2.7	2.6	2.2
OWNER OCCUPIED	315	1361	1308	2307	1072	238	157
MEAN PERSONS	3.4	2.9	2.9	3.4	2.7	2.3	2.1
RENTER OCCUPIED	480	941	444	463	335	215	279
MEAN PERSONS	1.4	1.8	1.8	2.9	2.9	3.0	2.3

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED) (17,18)

	TOTAL	NON- CONDOMINIUMS	CONDOMINIUMS
\$ < 10,000	0	0	0
\$ 10,000 - 14,999	0	0	0
\$ 15,000 - 19,999	7	7	0
\$ 20,000 - 24,999	20	20	0
\$ 25,000 - 29,999	16	16	0
\$ 30,000 - 34,999	13	13	0
\$ 35,000 - 39,999	26	26	0
\$ 40,000 - 44,999	31	24	7
\$ 45,000 - 49,999	65	65	0
\$ 50,000 - 59,999	128	124	4
\$ 60,000 - 69,999	201	178	23
\$ 70,000 - 79,999	606	549	57
\$ 80,000 - 89,999	776	658	118
\$ 90,000 - 99,999	944	795	149
\$100,000 - 124,999	1292	1239	53
\$125,000 - 149,999	1090	1078	12
\$150,000 - 199,999	571	565	6
\$200,000 +	184	184	0
TOTAL	5970	5541	429
MEDIAN		106000	90400

HOUSING UNIT RENT (SPECIFIED RENTER-OCCUPIED) (20,21,39,40)

	GROSS	CONTRACT
\$ < 50	0	7
\$ 50 - 59	0	0
\$ 60 - 69	0	0
\$ 70 - 79	0	0
\$ 80 - 89	7	0
\$ 90 - 99	0	6
\$100 - 119	13	27
\$120 - 139	6	41
\$140 - 159	57	99
\$160 - 179	61	92
\$180 - 199	67	76
\$200 - 224	148	191
\$225 - 249	139	144
\$250 - 274	137	211
\$275 - 299	251	235
\$300 - 349	779	841
\$350 - 399	450	369
\$400 - 499	592	548
\$500 +	379	199
NO CASH RENT	37	37
TOTAL	3086	3086
MEDIAN	342	325

POVERTY STATUS BY VALUE AND GROSS RENT (1979 INCOME)

HOUSING UNIT VALUE (SPECIFIED OWNER- OCCUPIED NONCONDO- MINIUMS) (65)	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125 % OF POVERTY
\$ < 10,000	0	0	0
\$ 10,000 - 29,999	0	0	43
\$ 30,000 - 49,999	8	0	120
\$ 50,000 - 79,999	12	15	824
\$ 80,000 - 99,999	18	6	1429
\$100,000 - 149,999	43	20	2254
\$150,000 +	11	0	738
HOUSING UNIT RENT (SPECIFIED RENTER- OCCUPIED) (66)			
\$ < 100	0	0	7
\$100 - 149	13	6	28
\$150 - 199	5	22	130
\$200 - 249	33	31	223
\$250 - 299	36	54	298
\$300 - 399	37	10	1182
\$400 - 499	40	0	552
\$500 +	11	9	359
NO CASH RENT	6	0	31

UNITS IN STRUCTURE BY GROSS RENT (SPECIFIED RENTER-OCCUPIED) (85)

	UNITS IN STRUCTURE					MOBILE HOMES	BOAT, TENT, VAN, ETC
GROSS RENT	1	2-4	5-9	10-49	50+		
\$ < 100	7	0	0	0	0	0	0
\$100 - 149	41	6	0	0	0	0	0
\$150 - 199	76	20	0	43	6	12	0
\$200 - 249	87	39	25	100	29	7	0
\$250 - 299	103	49	29	102	82	23	0
\$300 - 349	102	87	61	238	291	0	0
\$350 - 399	84	27	43	143	147	6	0
\$400 - 499	117	24	40	207	204	0	0
\$500 +	306	16	13	10	34	0	0
NO CASH RENT	28	0	0	9	0	0	0

-----MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS-----

SELECTED MONTHLY OWNER COSTS (53,54)

SELECTED MONTHLY OWNER COSTS BY HOUSEHOLD TYPE (56)

OWNER OCCUPIED UNITS WITH A MORTGAGE			-----FAMILY-----					---NON FAMILY---	
			1 PERSON MALE	1 PERSON FEMALE	MARRIED COUPLE	MALE HOUSE- HOLDER NO SPOUSE	FEMALE HOUSE- HOLDER NO SPOUSE	MALE HOUSE- HOLDER	FEMALE HOUSE- HOLDER
\$ < 50	0								
\$ 50 - 99	0								
\$ 100 - 149	20								
\$ 150 - 199	177	\$ < 100	15	99	230	7	20	6	0
\$ 200 - 249	356	\$100 - 199	20	70	278	11	35	0	0
\$ 250 - 299	498	\$200 - 299	7	55	676	34	75	6	19
\$ 250 - 299	457	\$300 - 399	25	9	676	4	87	0	0
\$ 300 - 349	338	\$400 - 499	7	14	548	14	41	0	0
\$ 350 - 399	330	\$500 - 749	42	6	1158	50	75	16	5
\$ 400 - 449	294	\$750 +	13	6	1011	10	45	16	0
\$ 500 - 599	501								
\$ 600 - 699	621								
\$ 700 - 799	440								
\$ 800 - 899	322								
\$ 900 - 999	280								
\$1,000 +	289								
MEDIAN	499								

SELECTED MONTHLY OWNER COSTS BY AGE OF HOUSEHOLDER (57)

	15-24	25-34	35-44	45-54	55-64	65+
\$ < 100	0	9	6	26	132	204
\$100 - 199	0	18	28	103	120	145
\$200 - 299	19	74	139	336	203	101
\$300 - 399	0	122	251	240	159	29
\$400 - 499	6	152	206	144	110	6
\$500 - 749	28	440	382	322	157	23
\$750 +	0	352	472	198	79	0

OWNER OCCUPIED
NOT MORTGAGED

\$ < 50	21
\$ 50 - 74	185
\$ 75 - 99	171
\$100 - 124	97
\$125 - 149	75
\$150 - 174	36
\$175 - 199	9
\$200 - 249	0
\$250 - 299	18
\$300 - 399	6
\$400 +	0
MEDIAN	90

SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (52)

HOUSEHOLD INCOME	0-9%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	NOT COMPUTED
\$ < 5,000	0	0	8	0	0	8	21	6	60	10
\$ 5,000 - 9,999	15	34	0	27	0	13	13	17	66	0
\$10,000 - 14,999	90	14	14	34	22	0	33	25	123	0
\$15,000 - 19,999	115	43	72	23	41	50	11	51	70	0
\$20,000 - 29,999	204	318	250	214	179	121	134	121	42	0
\$30,000 - 39,999	248	318	146	282	182	100	54	42	14	0
\$40,000 - 49,999	215	191	188	117	39	17	7	18	0	0
\$50,000 - 74,999	207	93	122	72	19	0	0	0	4	0
\$75,000 +	72	42	14	6	0	0	0	0	0	0

PAGE 4 STF4 HOUSING B
TOTAL OCCUPIED UNITS AND PERSONS PER UNIT (42, 43, 45)

HOUSEHOLD INCOME	TOTAL UNITS	OWNER UNITS	RENTER UNITS	1 PERSON UNITS	2 PERSON UNITS	3 PERSON UNITS	4 PERSON UNITS	5 PERSON UNITS	6+ PERSON UNITS
\$ < 5,000	391	178	213	297	33	39	13	7	2
\$ 5,000 - 9,999	816	328	488	399	268	78	46	13	12
\$10,000 - 14,999	1140	454	686	412	416	164	87	38	23
\$15,000 - 19,999	1164	652	512	275	458	176	161	61	33
\$20,000 - 29,999	2636	1926	710	376	933	444	546	197	140
\$30,000 - 39,999	1984	1625	359	107	621	424	473	206	153
\$40,000 - 49,999	1007	881	126	37	256	251	292	132	39
\$50,000 - 74,999	603	551	52	21	160	108	141	96	77
\$75,000 +	174	163	11	18	44	36	41	14	21

VALUE OF SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM AND CONDOMINIUM HOUSING UNITS (47)

		\$ 0- 9,999	10,000- 14,999	15,000- 19,999	20,000- 24,999	25,000- 29,999	30,000- 34,999	35,000- 39,999	40,000- 49,999	50,000- 79,999	80,000- 99,999	100,000- 149,999	150,000- 199,999	200,000+
\$	< 5,000	0	0	0	0	0	0	0	17	34	18	39	11	0
\$	5,000 - 9,999	0	0	7	0	0	0	6	5	80	57	37	7	6
\$	10,000 - 14,999	0	0	0	7	6	7	13	14	118	107	78	11	14
\$	15,000 - 19,999	0	0	0	5	3	0	7	12	111	231	111	42	13
\$	20,000 - 29,999	0	0	0	8	7	0	0	27	362	611	664	74	14
\$	30,000 - 39,999	0	0	0	0	0	6	0	15	158	444	636	166	32
\$	40,000 - 49,999	0	0	0	0	0	0	0	6	47	144	500	99	32
\$	50,000 - 74,999	0	0	0	0	0	0	0	0	25	75	267	131	42
\$	75,000 +	0	0	0	0	0	0	0	0	0	33	50	30	31

GROSS RENT OF SPECIFIED RENTER OCCUPIED HOUSING UNITS (48)

		0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500 +	NO CASH RENT
\$	< 5,000	0	19	26	51	59	27	0	24	7	0
\$	5,000 - 9,999	7	0	61	63	88	113	58	64	20	14
\$	10,000 - 14,999	0	21	26	61	81	232	72	129	56	0
\$	15,000 - 19,999	0	7	10	34	60	161	92	93	40	9
\$	20,000 - 29,999	0	0	21	45	49	190	118	166	107	3
\$	30,000 - 39,999	0	0	13	33	18	49	67	79	94	6
\$	40,000 - 49,999	0	0	0	0	24	7	25	32	29	0
\$	50,000 - 74,999	0	0	0	0	9	0	12	5	21	5
\$	75,000 +	0	0	0	0	0	0	6	0	5	0

GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (49)

[illegible]

-----HOUSING UNITS WITH HOUSEHOLDER OR SPOUSE AGE 60+-----

	HOUSEHOLDER OR SPOUSE AGE 60-64, NEITHER AGE 65 OR OLDER					HOUSEHOLDER OR SPOUSE AGE 65 OR OVER				
	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS		TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS	
		NUMBER	%	NUMBER	%		NUMBER	%	NUMBER	%
TOTAL (67)	650	532	81.8	118	18.2	1097	796	72.6	301	27.4
LIVE IN ONE FAMILY HOUSE (68)	497	474	95.4	23	4.6	651	572	87.9	79	12.1
LIVE IN MOBILE HOME (69)	66	58	87.8	8	12.1	226	199	88.0	27	11.9
LIVE IN CONDOMINIUM (72)	5	5	99.0	0	.0	14	14	99.6	0	.0
LIVE IN 4+ STORY STRUCTURE WITH ELEVATOR (77)	0	0	.0	0	.0	0	0	.0	0	.0
LACKING COMPLETE PLUMBING (83)	0	0	.0	0	.0	0	0	.0	0	.0
1.01 OR MORE PERSONS PER ROOM (71)	3	3	98.4	0	.0	11	9	81.4	2	18.1
LACKING COMPLETE PLUMBING AND 1.01 OR MORE PERSONS PER ROOM (70)	0	0	.0	0	.0	0	0	.0	0	.0
NO KITCHEN FACILITIES (73)	0	0	.0	0	.0	0	0	.0	0	.0
NO VEHICLE AVAILABLE (74)	39	14	35.9	25	64.0	158	50	31.6	108	68.3
NO TELEPHONE (75)	0	0	.0	0	.0	6	0	.0	6	99.2
NO CENTRAL HEATING SYSTEM (76)	45	23	51.1	22	48.8	82	48	58.5	34	41.4
NO AIR CONDITIONING (78)	186	173	93.0	13	7.0	361	279	77.3	82	22.7
MEAN HOUSING UNIT VALUE (79,80)	104905					88319				
MEAN HOUSING UNIT RENT (79,80)						297				

SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS
HOUSEHOLDERS AGE 65 OR OLDER BY
SELECTED MONTHLY OWNER COSTS (57)

		%
\$ < 100	204	40.2
\$100 - 199	145	28.5
\$200 - 299	101	19.9
\$300 - 399	29	5.7
\$400 - 499	6	1.2
\$500 - 749	23	4.5
\$750 +	0	.0

APPENDIX B
Fee Schedule

CITY OF BREa

Development Processing Fees
Effective August 15, 1987

Development Fees (110-300-0000-3611)

- a. Plan Review
Fee \$32 per hour
Average Cost \$1,000
Suggested Deposit \$500
- b. Sign Review and Permit
Fee \$100
- c. Satellite Dish/Antenna
Review and Permit
Fee \$50
- d. Temporary Use Review and
Permit
Fee \$125
- e. Home Occupation Review and
Permit
Fee \$30
- f. Administrative Remedy
Fee \$200
- g. Temporary Sign Review and Permit
Fee \$50
- h. Use Review and Permit
Fee \$32 per hour
Average Cost \$1,200
Suggested Deposit \$300
- i. Precise Development
Fee \$32 per hour
Average Cost \$1,500
Suggested Deposit \$375
- j. Towne Plaza Design Review
Fee \$32 per hour
Average Cost \$1,500
Suggested Deposit \$375
- k. Planned Unit Development
Fee \$32 per hour
Average Cost \$15,000
Suggested Deposit \$3,750
- l. Certificate of Compatibility
Fee \$32 per hour
Average Cost \$400
Suggested Deposit \$100

- m. Temporary Trailer
Fee \$32 per hour
Average Cost \$500
Suggested Deposit \$125
- n. Carbon Canyon Development Review
Fee \$32 per hour
Average Cost \$3,000
Suggested Deposit \$750
- o. Appeal Processing
Fee \$8 per hour
Suggested Deposit 25% of
Original Fee
- p. Zone Change
Fee \$32 per hour
Average Cost \$1,600
Suggested Deposit \$400.
- q. Zone Variance
Fee \$32 per hour
Average Cost \$1,200
Suggested Deposit \$300
- r. General Plan Amendment
Fee \$32 per hour
Average Cost \$1,600
Suggested Deposit \$400
- s. Zoning Ordinance Amendment
Fee \$32 per hour
Average Cost \$1,500
Suggested Deposit \$375
- t. Development Agreement
Fee \$32 per hour
Average Cost \$20,000
Suggested Deposit \$5,000
- u. Annexation Request
Fee \$32 per hour
Average Cost \$1,500
Suggested Deposit \$325
- v. Site Plan Review
Fee \$32 per hour
Average Cost \$1,500
Suggested Deposit \$325
- w. Certificate of Occupancy
Fee \$30

Environmental Fees (110-300-0000-3619)

- a. Environmental Impact Report Review
Fee \$32 per hour
Average Cost \$2,000
Suggested Deposit \$500
- b. Negative Declaration
Fee \$32 per hour
Average Cost \$700
Suggested Deposit \$175
- c. Categorical Exemption
Fee \$50

Subdivision Fees (110-300-0000-3612)

- a. Subdivision Map
Fee \$32 per hour
Average Cost \$2,000
Suggested Deposit \$500
- b. Lot Line Adjustment
Fee \$32 per hour
Average Cost \$500
Suggested Deposit \$125

Engineering Fees

- a. Plan Check
(110-300-0000-3613)
Fee \$32 per hour
Deposit based on City Engineer's
estimate
- b. Engineering Inspection of Public
Improvements - Subdivisions
(110-300-0000-3614)
Fee \$32 per hour
Deposit based on City Engineer's
estimate
- c. Grading Permit and Inspection
(110-300-0000-3229)
See Attached Schedule A
- d. Public Works Permit and Inspection
(110-300-0000-3224)
See Attached Schedule B

Water Connection Fees (430-300-0000-3656)

Residential, Commercial or Industrial Use

No. of 5/8" & 3/4"

meters _____	X \$ 160
No. of 1" meters _____	X \$ 160
No. of 1-1/2" meters _____	X \$ 320
No. of 2" meters _____	X \$ 480
No. of 3" meters _____	X \$ 800
No. of 4" meters _____	X \$1,120
No. of 6" meters _____	X \$1,600
No. of 8" meters _____	X \$2,080
Larger than 8" as determined by City Council	

Fire Service (430-300-0000-3656)

Fire Service Connection charges are applicable to all new construction where fire service is to be installed, with the charge payable at the time the Building Permit is issued by the City.

<u>Connection Size</u>	<u>Connection Charge</u>
------------------------	--------------------------

2"	\$ 480.00
3"	800.00
4"	1,120.00
6"	1,600.00
8"	2,080.00
10"	3,000.00
12"	4,000.00

SANITARY SEWER CONNECTION FEE (COUNTY OF ORANGE) (110-210-0000-2160)

(District Two is East of Berry Street
District Three is West of Berry Street)

- Dwelling units in District Two:
New or existing unsewered
_____ X units X \$220
- Dwelling units in District Three:
New or existing unsewered
_____ X units X \$250
- Commercial/Industrial:
District Two (\$45 per 1000 S.F.)
_____ S.F. X \$45
District Three (\$50 per 100 S.F.)
_____ S.F. X \$50

TOTAL SANITARY SEWER CONNECTION FEES (COUNTY)

SCHEDULE A

S-31 Grading Permit and Inspection

<u>Total Cubic Yards of Cut and Fill</u>	<u>Fee</u>
50 cubic yards or less.....	\$ 32.00
51 to 500 cubic yards.....	\$ 64.00
501 to 1,000 cubic yards.....	\$ 96.00
1,001 to 10,000 cubic yards.....	\$144.00
10,001 to 100,000 cubic yards.....	\$192.00
100,001 to 200,000 cubic yards.....	\$240.00
200,001 to 300,000 cubic yards.....	\$288.00
300,001 to 400,000 cubic yards.....	\$336.00
400,001 to 500,000 cubic yards.....	\$384.00
500,001 to 700,000 cubic yards.....	\$416.00
700,001 to 1,000,000 cubic yards.....	\$448.00
1,000,001 cubic yards or more - \$448 for the first 1,000,000 cubic yards, plus \$32.00 for each additional 100,000 cubic yards or fraction thereof.	

Other Related Inspection and Permit Fees:

1. Permit issuance fee..... \$ 10.00
2. Permit for clearing and/or stockpiling only..... \$ 32.00
3. The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.
4. Inspections outside of normal business hours..... \$ 32.00 per hour
(Minimum charge - 2 hours on weekends)
5. Call-back inspections (Minimum charge - 2 hours)..... \$ 32.00 per hour
6. Inspection for which no fee is specifically indicated..... \$ 32.00 per hour

SANITARY SEWER CONNECTION FEE(CITY) (430-300-0000-3625)

- a. Per fixture fee (see sewer connection fee worksheet)
No. of mobile home lots _____ X \$673
c. High use sewer fee \$.50 for each 1000 S.F.
over 15,000 S.F.

TOTAL SANITARY CONNECTION FEE (CITY)

STORM DRAINAGE FEES (550-300-0000-3626)

- a. Drainage District No. _____
b. Charge per acre \$ _____ X _____ acres

TOTAL STORM DRAIN FEES

PARK DEVELOPMENT FEES(Charges per unit) (250-300-0000-3641)

- a. Single family dwelling units _____ X \$673
b. Multiple dwelling units _____ X \$393
c. Mobile home dwelling units _____ X \$329
c. Other _____

TOTAL PARK DEVELOPMENT FEES

BUILDING PERMIT FEES (110-300-0000-3221 - 3223)

- a. Plan Check (Structural, Electrical, Plumbing, Mechanical)
Based on current Uniform Building Code & National Electric Code
b. Building Permit (Structural, Electrical, Plumbing, Mechanical)
Based on current Uniform Building Code & National Electric Code

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